



# EASTHAM ANNUAL REPORT 2022

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### **Front Cover:**

**Picture One:** Eastham's Lt. Rachel Topal received the Norman Knight Award for Excellence in Community Service from the Massachusetts Department of Fire Services! She received her award from Governor Charlie Baker.

**Picture Two:** The Eastham Police Department held a Patrol Pals Summer Camp, where participants got to "train" with their pals at the Eastham Police Department for a week! It even included a special visit from the Massachusetts State Police helicopter.

**Picture Three:** Jacob Congel, Assistant Director, Recreation and Beach Department at the Annual Duck Race!

**Picture Four:** Recreation and Beach Department summer employees stationed at the sticker booth at Nauset Light Beach.

**Picture Five:** Youth Services Librarian, Fran McLoughlin, holds a summer reading tracking sheet from the reading program and a Tales and Tails measuring guide in one hand and in the other hand a Friends of the Eastham Library tote bag (which is also donated to newborn Eastham babies which includes baby books, various library specialty items, donated knitted hats by Laura Hunt and their certified birth certificate).

### **Back Cover:**

**Picture One:** Juli, a young Eastham "voter" at the September 2022 Election!

**Picture Two:** Alexandra Peterson, Eastham Assessing Field Appraiser and her daughter, Sophie at the Summer Kick Off event held at T-Time.

**Picture Three:** Police Chief Adam Bohannon and Deputy Chief Danny Deschamps delivered Thanksgiving meals to Eastham Residents. Also, both participated in No Shave November which includes donating and growing facial hair for the month of November to support and bring awareness to the Home Base program which supports veterans and their families.

**Picture Four:** Eastham Senior Center Lobster Roll Luncheon! Members had a great time at the luncheons listening to music from Natalia Bonfini and Julie Charland while noshing on lobster rolls from Arnold's Lobster and Clam Bar!

**Picture Five:** School visit to the Eastham Fire Department!

**Picture Six:** Eastham Natural Resources and DPW staff, along with Center for Coastal Studies volunteers cleaned up Nauset Marsh Estuary.

**Picture Seven:** DPW helping the Recreation Department set up "gingerbread houses" at Light the Night at T-Time.

**REPORTS**  
**of the**  
**TOWN OFFICERS**  
**of the**  
**TOWN OF EASTHAM**  
**for the year**  
**2022**





# TOWN OF EASTHAM

INCORPORATED IN 1651

Population 2022 Town Census 5362

## ELECTED OFFICIALS

### **PRESIDENT**

Joseph Biden	2024
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### **VICE PRESIDENT**

Kamala Harris	2024
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### **SENATORS IN CONGRESS**

Edward Markey	2026
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Elizabeth Warren	2024
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### **REPRESENTATIVES IN CONGRESS – Ninth Congressional District**

William Keating	2024
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### **GOVERNOR**

Maura Healy	2025
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### **LIEUTENANT GOVERNOR**

Kim Driscoll	2025
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### **SECRETARY OF THE COMMONWEALTH**

William Francis Galvin	2026
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### **ATTORNEY GENERAL**

Andrea Joy Campbell	2026
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### **STATE SENATOR – Cape and Islands District**

Julian Cyr	2024
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### **REPRESENTATIVES IN GENERAL COURT – Fourth Barnstable District**

Sarah Peake	2024
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### **COUNTY COMMISSIONERS**

Ronald Bergstrom	2026
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Mark R. Forest	2024
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Sheila Lyons	2024
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### **BARNSTABLE COUNTY ASSEMBLY OF DELEGATES**

John Terence Gallagher	2024
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### **MODERATOR**

W. Scott Kerry	2023
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**BOARD OF SELECTMEN**

Jamie Demetri, Chair	2024
Arthur Autorino, Vice Chair	2023
Aimee J. Eckman, Clerk	2023
Suzanne Bryan	2025
Gerald Cerasale	2025

**TOWN CLERK**

Cynthia L. Nicholson	2023
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**LIBRARY TRUSTEES**

Ignatus Alfano, Chair	2023
Joanna Stevens, Vice Chair	2025
Ian Kerig Hamilton	2025
Mary Shaw	2023
Willow Shire, Clerk	2024

**EASTHAM HOUSING AUTHORITY**

Edward Brookshire, Governor's Appointee, Chair	INDEF
Eileen Morgan	2026
Sarah Burrill	2023
Michael Lopardo	2024
James C. McMakin	2027

**ELEMENTARY SCHOOL COMMITTEE**

Ann Crozier, Vice Chair	2025
Judy Lindahl, Chair	2023
Edgar Miranda	2024
Eric Shannon	2025
Erin Ellis	2023
Mary Lou Sette	2022

**NAUSET REGIONAL SCHOOL COMMITTEE**

Patricia Aurigemma	2024
Moirá Noonan-Kerry	2025

## **Resignations**

Catherine Mondon	Board of Health
Wendy Walsh	Board of Health
George Burgess	Board of Highway Surveyors
Daniel Coppelman	Board of Highway Surveyors
Michael Harnett	Board of Highway Surveyors
Fred Fenlon	Cape Light Compact Eastham Representative
Devon O'Rourke	Climate Action Committee
Kait Logan	Community Preservation Committee
Suzanne Bryan	Conservation Commission and T-Time Committee
Sheila Filipowski	Conservation Commission, Community Preservation Committee
Lucile Cashin	Council on Aging Board of Directors
Johanna Schneider	Cultural Council
Gerald Cerasale	Eastham Housing Authority
Gerald Cerasale	Finance & Community Preservation Committees
Steven Cole	Finance Committee
Alicia Couture	Recycling Committee
Amy Hackworth	Recycling Committee, Search Committee
Jim Kivlehan	Strategic Planning Steering Committee
Robert Bruns	Strategic Planning Steering Committee
Patricia McGraw	Strategic Planning Steering Committee
Stephanie Fields	T-Time Development Committee
Ed Schneiderhan	Zoning Board of Appeals, Zoning Task Force

## APPOINTED OFFICIALS

### AFFORDABLE HOUSING TRUST

Karen Burns, <i>Secretary</i>	2023
William Darin Krum	2023
Aimee Eckman	2023
Carolyn McPherson, <i>Chair</i>	2024
Bonnie Nuendel	2023

### BARNSTABLE COUNTY HOME CONSORTIUM ADVISORY COUNCIL

Paul Lagg	2023
Rachael Butler	2024

### BOARD OF ASSESSORS

Joanna Buffington	2024
Wendy Walsh, <i>Alternate</i>	2024
Denise Kopasz	2023
W Davis Hobbs, <i>Chair</i>	2023

### BOARD OF CEMETERY COMMISSIONERS

Roger Thurston, <i>Clerk</i>	2022
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### BOARD OF HEALTH

Adele Blong, <i>Chair</i>	2023
Lois Bryant	2024
Joanna Buffington	2022
Francie Williamson, <i>Vice Chair</i>	2025
Dr. Frederic Leary	2025
Hope Plavin	2024
Catherine Mondon	2022
Wendy Walsh, <i>Alternate</i>	2024

### BOARD OF HIGHWAY SURVEYORS

William Burgess, <i>Clerk</i>	2022
Mike Harnett, <i>Chair</i>	2022
Keith Roberts, <i>Vice Chair</i>	2022
Daniel Coppelman, <i>Alternate</i>	2022

### 1651 FOREST ADVISORY COMMITTEE

Saul Fisher	2024
Steven Gulrich	2024
Michael Harnett, <i>Chair</i>	2024
Henry Lind, <i>Clerk</i>	2023
Janet Benjamins	2023

### TOWN OF ORLEANS WATER QUALITY ADVISORY BOARD

Eastham Representative, Charles Harris	INDEF
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**BOARD OF REGISTRARS**

Cindy Nicholson, <i>Chair</i>	2023
Colleen O'Duffy-Johnston	2024
Lisa Radke	2023
Suzanne Requa-Trautz	2025
Linda Sassi, Alternate	2023

**CABLE T.V. LICENSE RENEWAL ADVISORY COMMITTEE**

Tricia Ford	2023
Beverly Hobbs, <i>Chair</i>	2023
Denise Kopasz	2023

**CAPE COD COMMISSION**

Joyce Brookshire	2024
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**CAPE COD COMMISSION:  
REGIONAL BIKEWAYS AND PEDESTRIAN COMMITTEE**

TBD	INDEF
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**CAPE COD REGIONAL TECHNICAL HIGH SCHOOL**

Yasmine McNellis	2025
Mike Sarcione	2023

**CAPE COD REGIONAL TRANSIT ADVISORY BOARD**

Roslyn Diamond	INDEF
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**CAPE COD WATER PROTECTION COLLABORATIVE,  
EASTHAM REPRESENTATIVE**

Jane Crowley	2024
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**CAPE LIGHT COMPACT**

Fred Fenlon	2023
Tom McNellis	2023
Gary Senecal, Alternate	2025

**CAPITAL PROJECTS COMMITTEE****Rock Harbor:**

Art Autorino, Select Board	2023
Thomas Gardner, Finance Committee	2024
Jacqueline W. Beebe, Town Administrator	INDEF

**Water:**

Russel French, Finance Committee	2024
Aimee Eckman, Select Board	2023
Jacqueline W. Beebe, Town Administrator	INDEF

**Wastewater:**

Art Autorino, Select Board	2023
Jacqueline W. Beebe, Town Administrator	INDEF
Peter Wade, Finance Committee	2024

**CLIMATE ACTION COMMITTEE**

Cheryl Gayle, <i>Vice Chair</i>	2025
Ellen Greer, <i>Clerk</i>	2023
Devon O'Rourke	2022
Roberta Longley, <i>Chair</i>	2024
Roy Merolli	2024
Michael Sarcione	2025
Tom McNellis	2025
Olav Hegland	2023

**COMMUNITY PRESERVATION COMMITTEE**

Mark Herman	2024
Edmund Casarella	2023
Gerald Cerasale	2022
Eileen Morgan	2025
Daniel Coppelman, <i>Chair</i>	2024
Sheila Filipowski, <i>Clerk</i>	2022
Carolyn McPherson	2024
W. Davis Hobbs	2024
Kait Logan	2024
Mary Shaw	2025
Joanna Buffington	2024

**CONSERVATION COMMISSION**

Janet Benjamins, <i>Vice Chair</i>	2024
Thomas Durkin	2022
Sheila Filipowski	2024
Karen Strauss, <i>Chair</i>	2023
Charles Wagner, <i>Clerk</i>	2023
Suzanne Bryan	2024
Joanne Cossitt	2024
Emily Beebe	2023
Michael Harnett	2025

**COUNCIL ON AGING BOARD OF DIRECTORS**

Paula Bruns	2024
Carol DiBona	2024
Joan Lockhart, <i>Chair</i>	2024
Richard Ramon	2023
Patricia Unish	2023
Patricia Turiello	2023
Linda Reed	2024
Beverly Hobbs	2024
William O'Shea	2023
Jan Guidess	2023
Dr. Richard Trimble	2024

**CULTURAL COUNCIL**

Brian LaValley, <i>Chair</i>	2023
Kathleen Masterston LaValley	2024
Charles McVinney	2023
Johanna Schneider	2024
Lindsey Palmer	2023
Diann Milone	2024
Amanda Johnson	2024
Suzanne Hegland	2024
Leonard Germanara	2025

**FINANCE COMMITTEE**

Gerald Cerasale	2024
Steven Cole	2023
George Deptula	2022
Russ French	2025
Thomas Gardner	2023
Richard Knight	2024
Mary Shaw, <i>Chair</i>	2023
Peter Wade, <i>Vice Chair</i>	2024
Joanna Buffington	2024
Roy Merolli	2025
Thomas McNamara	2023
Raeann Palmer	2025

**HISTORICAL COMMISSION**

J. Holden Camp, Jr., <i>Chair</i>	2024
Marie Forjan, <i>Clerk</i>	2024
Mark Herman, <i>Vice Chair</i>	2025
Sylvia Sullivan	2024
John Case Bumby	2023
Marca Ann Daley	2024

**HUMAN SERVICES ADVISORY BOARD**

Kate Berg, <i>Chair</i>	2023
Felice Coral, <i>Clerk</i>	2023
Estella Edmondson	2025
Dilys Jones Smith	2023
Hilda Merolli	2024
Beverly Hobbs	2023
Lauren Arcomano	2025

**LOWER CAPE COMMUNITY ACCESS TELEVISION, INC.**

Walter Sebastian	2023
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**OLD TOWN CENTRE HISTORIC DISTRICT COMMISSION**

James Cohen, <i>Chair</i>	2025
Eileen Morgan	2025
Jonathan Rowe	2024
Kathryn Sette	2025
Mike Greer, <i>Alternate</i>	2024



**OPEN SPACE COMMITTEE**

Joanna Buffington, <i>Vice Chair</i>	2023
Saul Fisher	2024
Frances Lewis, <i>Chair</i>	2023
Karen Strauss	2024
Peter Wade	2022
Kait Logan	2025
Rob Young	2024
Christa Drew	2025

**PLANNING BOARD**

Daniel Coppelman, <i>Chair</i>	2023
W. Davis Hobbs, <i>Vice Chair</i>	2024
Joseph Manas	2022
Craig Nightingale	2023
Peter Weston	2024
William Craig	2025
Jim Kivlehan	2024
Brian Early	2024
Rob Young, <i>Alternate</i>	2025

**RECREATION COMMISSION**

Edmund Cassarella, <i>Chair</i>	2023
Alexandra Davis	2023
Barbara Fay	2025
Christine LaBranche, <i>Secretary</i>	2024
Brent Warren	2022
Kathy Savin	2025

**RECYCLING COMMITTEE**

Lee Bartell, <i>Vice Chair</i>	2025
Molly Chapman	2023
Gretchen Stiers	2025
Amy Hackworth, <i>Clerk</i>	2022
Gary Senecal	2025
Dr. Frederic Leary, <i>Chair</i>	2024
Alicia Couture, <i>Alternate</i>	2022
Jonathan Howard, <i>Alternate</i>	2025

**SEARCH COMMITTEE**

Patricia Donovan, <i>Vice Chair</i>	2022
Amy Hackworth	2024
Kate Paradise	2025
Ellen Greer, <i>Clerk</i>	2023
Ronald Mullett	2023
Hilda Merolli	2023
Sheldon Ross, <i>Chair</i>	2025
Gail Brown	2024
Diane Mattfeldt	2024

### **STRATEGIC PLANNING STEERING COMMITTEE**

Joanna Buffington, <i>Vice Chair</i>	2022
Karen Strauss, <i>Chair</i>	2024
Mary Shaw	2022
Jim Kivlehan, <i>Clerk</i>	2023
Robert Bruns	2024
Fredric Leary	2024
Patricia McGraw	2023
Roy Merolli	2025

### **TAXATION AID COMMITTEE**

W. Davis Hobbs, <i>Chair</i>	2023
Georgia Autorino	2024
Linda Finkral	2025
Eileen Morgan	2023

### **T-TIME DEVELOPMENT COMMITTEE**

Andrea Aldana	INDEF
Suzanne Bryan, <i>Vice Chair</i>	INDEF
Steve Garran	INDEF
W. Scott Kerry, <i>Clerk</i>	INDEF
Jacquelin O'Rourke	INDEF
David Richie	INDEF
Karen Strauss, <i>Chair</i>	INDEF
Stephanie Fields	INDEF
W. Davis Hobbs	INDEF

### **VISITORS TOURISM & PROMOTION SERVICES BOARD**

Kathleen Bunnell	2025
Faith Casarella	2024
Bonnie Nuendel, <i>Clerk</i>	2024
Jim Russo, <i>Chair</i>	2025
Kate Paradise	2025

### **ZONING BOARD OF APPEALS**

Robert Bruns, <i>Vice Chair</i>	2023
Gay Craig, <i>Clerk</i>	2024
Brian Ridgeway	2024
Robert Sheldon	2024
Joanne Verlinden, <i>Chair</i>	2025
Jarod Carey, <i>Alternate</i>	2025
Martin Ridge, <i>Alternate</i>	2025

### **ZONING TASK FORCE**

Jeffrey Cusack	INDEF
Kevin Gatlin	INDEF
Jim Kivlehan	INDEF
Carolyn McPherson	INDEF
Roy Merolli, <i>Alternate</i>	INDEF
Mary Nee	INDEF
Edward Schneiderhan	2022

# REPORT OF THE SELECT BOARD & TOWN ADMINSTRATOR

We are pleased to submit the 2022 Annual Report for the Town of Eastham on behalf of the of the Select Board and the Town Manager. By Charter, the Select Board is the Chief policy and goal-setting body of the town. It is comprised of five (5) elected members and each year identifies issues of Town-wide importance that can be translated into operational goals or placed on the legislative warrant for Town Meeting's consideration and approval. The Select Board appoints a full-time Town Manager (Jacqui Beebe) to serve as the Town's Chief Administrative Officer and to manage the daily operations of the Town on behalf of the Board.

## 1. The Town's Financial Position

- a. **Budget:** In fiscal year 2022 the Town continued its conservative budgeting practices and adherence to its short-term financial plans and long-term financial policies. These actions provide for an appropriate level of short-term fiscal stewardship, while maintaining a long-term perspective that will keep us in a good position to respond to community needs and changing circumstances. Fiscal sustainability, stewardship, maintenance of reserves and a top-tier bond rating remain high priorities - all while maintaining high quality services and a relatively modest tax burden.
- b. **Grant Activity:** A great job by town personnel who were very active in seeking various grants to help with our costs and implement programs that without the grants we would not be able to do. A total of \$1,190,599 in grants were received for FY23 & FY22;
  - Administration = \$589,180
  - Police Department = \$218,231
  - Fire Department = \$119,700
  - Community Development = \$139,307
  - Library = \$14,991
  - Council on Aging = \$55,176
  - Town Clerk's Office = \$54,014

## 2. Maintain the Town's Rural Character while Increasing its Vibrancy and Sustainability

- a. **Eastham Community Housing Plan (FY23-27).** In our efforts to increase affordable housing and rentals, a number of properties were acquired through tax takings and purchase. Of particular note were the purchase of the Beach Plum Motel and the COA Thrift Shop. We added a maintenance supervisor position to oversee the rehabilitation of these properties as well as all the other town owned rentals. Additionally, a fulltime housing coordinator was brought on board.
- b. **North Eastham Village Center Master Plan.** Visual renderings of both T-Time and Town Center Plaza were developed and presented to the community. The final design has been completed and will be presented to the Select Board in early 2023. Meanwhile work was begun on the replacement of the septic system at Town Center.

- c. **The Zoning Task force** created last year has zeroed in on five areas for bylaw changes which will be presented at the 2023 Town Meeting. The purpose of these is to aid in our efforts to increase affordable, work force housing, and housing in general:
    - Residential Site Coverage Limits
    - Amendments to Planning Board/Zoning Board Review Criteria
    - Amended definitions
    - Amendments to setbacks for pools/paved courts
    - Vegetation Management/Clear Cutting Bylaw
  - d. **Improved Safety.**
    - Utilizing a consultant traffic engineer a proposal for the redesign of Route 6 was developed, presented to the Select Board and approved. This design incorporates traffic calming measures as well as left turn lanes, sidewalks, bike lanes and a median.
    - Electronic speed signs were purchased and installed on Route 6 and other roads. In 2023 we will increase the number of those in use.
    - The Hawk Signal was redesigned in conjunction with Mass DOT and reinstalled at the Fort Hill area of Route 6 significantly improving the safety of that pedestrian crossing.
- 3. Environmental Stewardship, living in harmony with the natural environment and local culture**
- Electric Charging Stations - After considerable effort and coordination, public charging station installation at the Town Hall and Library were completed and they are now in operation.
  - In our effort to reduce plastic waste, new drinking fountains were installed in various areas around town.
  - We purchased two electric vehicles for utilization of town inspectors and personnel.
- 4. Capital/Infrastructure Projects:**
- The Public Water System** construction continues to proceed smoothly and we are drawing near to the end of this project:
- In total we have installed 110 miles of main of 130 miles total required or 85%
  - We have spent \$89,984,311 or 69% of the project appropriation of \$130,800,000
  - Currently we have 2005 connections and 191 pending applications.
  - We completed Phase 2C in 2022, installing 5.4 miles of main and 53 hydrants.
  - Phase 2D was awarded in May 2022, under that phase we have installed 3.5 miles of main and 50 hydrants, we have completed 27% percent of Phase 2D
  - 41 miles of road received paving in 2022.
  - Approximately \$7 millions of water main construction work was completed in 2022.
  - Contract 13 well field and pump station were awarded in September and work began in October 2022.
  - We will go out to bid for Phase 2E, the final phase, and install the new water tank in Spring 2023

**Wastewater Capital- Permeable Reactive Barrier & Pond Remediation** projects have all moved forward in 2022. Our draft Watershed Management Plan will be presented in early 2023 and after Select Board approval, sent to the state for their review. Once approved, THIS becomes our map for wastewater planning and water remediation. Two projects, Route 6 drainage improvements and the Saltwater Pond improvement program were kicked off and are in the design and implementation phases. The Permeable Reactive Barriers that were installed on Salt Pond Visitor's Center site are functioning well and are being considered for expansion.

Working as a team, the Select Board, town administration, town staff and the numerous volunteers on town boards and committees are dedicated to achieving the strategies and goals defined in our Strategic Plan. We are determined to provide exceptional service to our community assuring all residents are able to prosper and grow in an environment that respects nature, encompasses diversity and leaves no one behind.

Thanks to everyone that is making this possible.

Jacqui Beebe, Town Administrator  
Art Autorino, Vice Chair Select Board  
Jamie Demetri, Chair Select Board  
Aimee Eckman, Clerk Select Board  
Gerald Cerasale , Select Board  
Suzanne Bryan, Select Board

## BOARD OF ASSESSORS

The Town of Eastham completed the Fiscal Year 2023 Interim Year Update as required by the state to achieve full and fair cash value assessments and was first town/city in the state to receive certification from the Department of Revenue. The median value of a single-family home as of the January 1, 2022 assessment date was approximately \$626,600 compared to \$493,400 the previous year. Utilizing those medians and the respective fiscal year's tax rates, the tax bill for the median single-family property rose \$303 from \$4,233 ( $\$493,400 \times \$8.58 \text{ per } \$1,000$ ) to \$4,536 ( $\$626,600 \times \$7.24 \text{ per thousand dollars}$ )

The Town of Eastham had 6,765 taxable real estate parcels and 2,905 taxable personal property accounts as of January 1, 2022. The Select Board held a public hearing on August 29, 2022 to determine the percentages of the tax levy to be borne by each class of property for FY2023. The Select Board voted to adopt a single tax rate for all classes of property. The FY2023 tax rate is \$7.24 per \$1,000 of valuation, down \$1.34 from FY2022. Additionally, the Select Board voted to not adopt residential or small commercial exemptions nor Open Space Discounts.

To date the Board of Assessors acted on 55 tax exemption applications for veterans, the blind, seniors, paraplegic, surviving spouses of police officers killed in the line of duty and Gold Star parents. There were no tax deferrals. The total tax exempted is \$43,775.01. These figures are expected to rise as the deadline for applications is April 1st of each year. There were a total of 20 Real Estate and Personal Property Tax abatements received during the FY23 abatement period.

The assessing department continues the on-going 10-year cyclical inspection of properties as required by the Massachusetts Department of Revenue as well as recollected the data for all properties with active building permits or sold during the past year. The board appreciates the continuing cooperation of all property owners in allowing interior and exterior access to their properties for the purpose of maintaining accurate property information.

The assessing department handled a large volume of requests for assistance and information and the Board appreciates the professionalism and competence demonstrated by the staff, Colleen Mercurio, Principal Assessor and Alexandra Peterson, Assistant Assessor/Field Appraiser.

The assessing department and Board of Assessors extend our continued thanks to all town departments and the taxpayers of Eastham for their assistance in the implementation of the tax assessment process. Special thanks to our consultant, Paul Kapinos, and his staff at PK Assessment Systems and PK Valuation Group, for their professionalism and skill, helping to ensure the fairness and accuracy of our values.

Respectfully submitted,

Colleen Mercurio, MAA  
Principal Assessor

Board of Assessors:  
W.Davis Hobbs, Chair  
Denise Kopaz, Co-Chair  
Joanna Buffington  
Wendy Walsh, Alternate

**TAX RATE RECAPITULATION  
FISCAL YEAR 2023**

**I. TAX RATE SUMMARY**

la.	Total amount to be raised (from IIE)	\$42,459,154.95
lb.	Total estimated receipts and other revenue sources (from IIIE)	\$11,766,988.00
lc.	Tax levy (IA minus IB)	\$30,692,166.95
ld.	Distribution of Tax Rates and levies	
	Is this a recertification year?	No

(a)	(b)	(c)	(d)	(e)	(f)
CLASS	LEVY PERCENTAGE (from LA-5)	IC above times each percent in column (b)	VALUATION by CLASS (from LA-5)	TAX RATES (c) / (d) x 1000	LEVY by CLASS (d) x (e) / 1000
Residential	96.8705%	29,731,655.59	4,106,582,260.00	7.24	29,731,655.56
Open Space	0.000%	0.00	0		0
Commercial	1.9296%	592,236.05	81,799,250.00	7.24	592,226.57
Industrial	0.2512%	77,098.72	10,647,800.00	7.24	77,090.07
SUBTOTAL	99.0513%	---	4,199,029,310.00		30,400,972.20
Personal	.9487%	291,176.59	40,220,270.00	7.24	291,194.75
TOTAL	100.0000%	---	4,239,249,580.00		30,692,166.95



## EASTHAM AFFORDABLE HOUSING TRUST

The Eastham Affordable Housing Trust is charged with the express purpose of creating and preserving affordable housing in Eastham. The Trust was formed in 2008. Affordable housing means that the family pays no more than 30% of their income for housing. If they pay more than 30%, they are considered “cost burdened”. The Trust has developed a small number of permanently affordable rental units on a scattered site basis. It also helps a number of families with monthly rental assistance and other programs.

Eastham has one of the lowest percentages of deed restricted affordable homes of any town on Cape Cod. The Commonwealth requires that all towns work toward an affordable housing inventory that equals or exceeds 10% of all housing stock. Progress towards this 10% goal is tracked on the State’s Subsidized Housing Inventory (SHI). Eastham currently has 4.6% of its housing stock listed on the State’s Subsidized Housing Inventory (SHI).

### **Background from the Eastham Housing Production Plan:**

- 32% of population (4,932) = 65 years or older
- 4.6% of year-round units (2,632) are included on Subsidized Housing Inventory (SHI)
- 60% of dwellings are seasonal or second homes
- 56% of housing stock built between 1960 and 1990
- 13.3% of all residents claim a disability
- 14% of households earning less than \$25,000
- 35% of year-round households are “cost burdened”

### **Who Benefits from Affordable Housing?**

- Our Residents:
  - Many households in need of affordable housing already live and work in Eastham
- Our Businesses:
  - Housing for existing local workforce
  - Attract and retain new employees
  - Households have more dispensable income to spend locally
- Our Whole Community:
  - Seniors can remain in our community
  - Younger residents can join our community
  - Greater opportunity for economic development

### **Housing Production Plan:**

The Trust uses the Town’s updated Housing Production Plan (HPP) to inform decision making. The Plan was adopted by the Select Board and approved by the State in November 2021. The Housing Production Plan identifies the following high priority needs for Eastham:

- Year-round rental units are top need, particularly for the community’s most vulnerable residents.
- Homeownership units for starter housing and downsizing.
- Support for those with special needs including unit modifications and supportive services.
- Financial and technical assistance to improve housing conditions.

The Trust uses the strategies and recommendations from the Plan as a guide. The Trust has begun several initiatives aimed at increasing affordable housing options in the community. The Trust conducted research and analysis with the goal of implementing initiatives that support increased affordable community housing. The initiatives from the HPP include:

#### LOCAL CAPACITY BUILDING

Hire a Housing Coordinator.  
Continue to conduct community outreach and education.  
Explore new local support programs.

#### DEVELOPMENT AND PRESERVATION

Continue to make suitable public property available for affordable housing.  
Continue to partner with developers on private properties.  
Continue to partner with non-profit organizations on local housing programs.

#### DEVELOPMENT AND PRESERVATION

Strategies that serve a local need but are unlikely to qualify for inclusion in the SHI.  
Continue to pursue regional opportunities.  
Housing Rehab Program  
Rental Subsidy Program  
ADUs

#### REGULATORY STRATEGIES

Adopt inclusionary zoning.  
Integrate affordable housing in the OSRSD bylaw.  
Explore rezoning to convert motels to mixed-income housing.  
Prepare Design Guidelines.

These initiatives include the following:

### **1. PRESERVATION PROGRAMS**

**Housing Preservation and Improvement Activities** – In certain instances, the Trustees may use funds to preserve affordability of private unsubsidized housing units and units already included in the Town's Subsidized Housing Inventory ("SHI") by providing funds for repairs necessary to enable residents to continue to reside in their homes. The Housing Emergency Loan Repair Program (HELP) was implemented in 2019.

**Status:** In 2022, there were 3 approved HELP applications.

*CPA Allowable Activities: CPA funds may be used for repairs that are necessary to preserve affordable housing from injury, harm or destruction, which may include, but are not limited to, the following:*

- Building envelope and site work to preserve the structural integrity of the homes
- Roof, siding and window replacements to assure the water tightness of the housing units
- Upgrading of dangerous electrical or plumbing systems
- Replacement of dangerous building systems that threaten the housing units
- Failed Septic Systems
- Installation of hard-wired smoke alarms, sprinklers and other building fire suppression systems
- Funds cannot be spent for maintenance or operating costs

Whether the Trustees will fund a particular project application depends on the facts involved in each case, the amount of funds sought, the eligibility of persons seeking assistance, the necessity of the repairs, the funds available to the Trustees to support such program, whether the homes were acquired or created originally with CPA funds and other factors. The Trustees may obtain deed restrictions on properties to ensure the future affordability of the homes. There is no guarantee of financial assistance.

## **2. SUPPORT PROGRAMS**

### **A. LEASE TO OWN PROGRAM**

Assistance provided to income eligible participants by leasing properties owned by the Trust with an option to purchase. – The leases will include affordability restrictions and the properties shall be sold subject to affordable housing deed riders.

**Status:** The Lease to Own Program is under development.

*CPA Allowable Activities: CPA funds may be used for the support of affordable housing, defined as including “programs that provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing or to an entity that owns, operates or manages such housing, for the purpose of making housing affordable”.*

### **B. CLOSING COST ASSISTANCE PROGRAM**

Trust assists income eligible buyers with closing costs/down payment to pass underwriting.

**Status:** The Closing Cost Assistance Program is under development.

*CPA Allowable Activities: Grants, Loans, Rental assistance, interest-rate write downs or other assistance directly to individuals who are eligible for community housing for the purpose of making housing affordable.*

### **C. RENTAL SUBSIDY PROGRAM**

Provide monthly rent subsidy & financial counseling to income eligible program participants.

**Status:** The Rental Subsidy Program has been implemented and is available for Town residents who live in or desire to live in rental housing in Eastham. There were 15 participants enrolled during 2022.

*CPA Allowable Activities: Grants, loans, rental assistance, interest-rate write downs or other assistance directly to individuals who are eligible for community housing for the purpose of making housing affordable.*

## **3. CREATION PROGRAMS**

### **A. RENTAL EXPANSION PROGRAM**

- **New Construction Units** Provide funding assistance to developers for construction of new affordable rentals with deed restrictions required for long-term affordability, if permitted under zoning.

- **Accessory Dwelling Units** *Provide assistance to homeowners to create new Accessory Dwelling subject to affordable housing deed restrictions, subject to zoning.*
- **Seasonal/Year-Round Property Conversion** *Provide assistance to property owners to convert seasonal dwellings to year-round affordable dwellings subject to deed restrictions, subject to zoning.*
- **Motel Conversion to Affordable Housing** *Provide assistance to property owners to convert existing motels to affordable units, if permitted under zoning, subject to affordable housing deed restrictions.*

**Status:** Funding is available through the Trust to eligible applicants. It is anticipated that there will be increased interest in funding assistance to create accessory dwelling units (ADUs) based on the revised ADU bylaw approved at the 2019 annual town meeting. In 2020, there were no ADU support applications submitted to the Trust; however, there were 11 ADU applications approved by the Town.

### **Progress in 2022**

- At the 2020 Town Meeting, approval was given to hire a part time Housing Coordinator. Rachael Butler has been hired as the Housing Coordinator and is responsible for housing related services assigned through the Director of Community Development for the Town of Eastham's Affordable Housing Trust (EAHT), Community Preservation Committee, Strategic Planning Committee, Housing Authority, and other boards and committees that have affordable housing initiatives.
- The Outer Cape Housing Peer Group continues to work to create regional efforts and share best practices related to community housing across the Lower and Outer Cape. The Peer Group worked cooperatively to establish Emergency Rental Assistance for households affected by COVID pandemic.
- Village at Nauset Green is now completely full providing permanent affordable
- The Cape Cod Village is now completely full providing affordable housing for adults with autism.
- The housing preservation program (Housing Emergency Loan Program aka HELP) has provided assistance to 15 households in 2022.
- The Trust implemented a new community housing website for the Town web page that is user friendly and comprehensive of all housing programs and support. The Trust is also developing an education video, and other communication materials.
- The Accessory Dwelling Unit Bylaw was adopted at Town Meeting in May. In 2022, 4 ADUs were approved.
- In 2022, the Select Board approved a Community Housing Program to focus Town staff, committees/boards/funding on a number of programs targeted to addressing the affordable housing crisis.
- In 2022, the Town purchased 2 properties to be used for affordable housing and acquired 2 additional properties for tax delinquency. These properties are to be used for affordable housing.

The Eastham Affordable Housing Trust would like to thank Eastham's residents who support the creation and retention of affordable housing. This includes the Board of Selectmen, the Town Administrator, town employees, and particularly the Eastham Community Preservation Committee for its ongoing support.

Respectfully submitted,

Carolyn McPherson, Chair  
Aimee Eckman, Vice Chair  
Karen Burns, Clerk  
Darrin Krum  
Bonnie Nuendel

## **BOARD OF HEALTH**

The Board of Health is charged with the protection and promotion of public health, control of disease, environmental protection, and promotion of sanitary living conditions in the Town of Eastham. These responsibilities are accomplished through administering and enforcing the State Environmental Code (MA General Laws Chapter 21A, Section 13, and 310 CMR 15), and the State Sanitary Code (105 CMR 410), and the Eastham Board of Health Regulations. The Board is supported in carrying out its mission by the Director and other staff of the Town's Health Department. They staff the Board and implement numerous programs established under the Board's regulations, in addition to their other departmental responsibilities. Guided as always by local and state regulations, the Board with the assistance of Health Department staff continued to monitor and address new and changing health-related issues as they occurred in Eastham, working for the reduction of known health risks and adoption of known preventive health measures and to work for the protection of our environment.

In August 2021 the Board, concerned about the health risks posed by rising COVID-19 caseloads throughout the Cape and in Eastham issued an indoor mask mandate for public places in Eastham. During subsequent monthly meetings it reevaluated the need for the mandate relying on caseload data and related information supplied to it by the Health Department. During its considerations the Board was cognizant of the need to balance the health risk associated with the continued presence of COVID-19 in the community with the burdens imposed by the mandate on individuals and businesses. With declining caseloads in Eastham and across the Cape, the Board rescinded the mandate as of February 28th with a pledge to reinstate the mandate if circumstances indicated a need for it. The Board continued to review caseload data and other information provided to it by the Health Department in its subsequent monthly meetings.

The Board has adopted extensive regulations to carry out its mission and is responsible for modifying those regulations and adopting new ones as needed. In 2021 the Board began reviewing new state rules regarding tobacco sales with an eye to revision of its own tobacco sales rules. The Board held a public hearing on March 3 on the then draft regulations and at that time adopted the regulations as amended in response to comments received at the hearing. The regulations substantially revised the Board's prior rules governing the sale of tobacco products including electronic nicotine delivery systems (ENDS) which include products such as electronic cigarettes, cigars and cigarillos and vaping pens. Among other things, the regulations strictly limit the sale of ENDS and any flavored product, reinforce the restriction of sales to persons 21 or older, require new signage to encourage smoking cessation and provide enhanced penalties for any violation of the rules. The Health Department sent notices of the change and copies of the new regulations to all affected businesses in Town.

The BOH met monthly to hear cases presented to them by the Health Department. Most of these cases involved reviewing requests for variances from the Board's septic regulations to accommodate the installation of new septic systems and reviewing septic system proposals and building plans submitted to support requests for new construction or renovations and expansions of existing properties, including Nauset Regional High School. The Board also heard cases involving violations of its regulations governing the rental of premises for human habitation uncovered during the Health Department's investigation of complaints and concerns that it receives

from town residents. Those violations ranged from rental without a rental certificate, occupancy greater than the number of persons authorized in the certificate and violations of the State Sanitary Code. The Board also heard its first case under its new Tobacco regulations

The Board also

- participated on June 21 in a joint meeting with the Zoning Board of Appeals, Planning Board, Conservation Commission, and Special Zoning Task Force to identify areas of overlap, concerns in those areas and relationship of their work to Eastham's 5-year Strategic Plan;
- sponsored a presentation reporting on the current quality of the Town's freshwater ponds, trends since the 2011 comprehensive Pond Action Plan and possible future steps. State of the Ponds, August 24.

Dr. Joanna Buffington, long time member and chair, resigned in June and was warmly thanked by Board members and Health Department staff for her many years of devoted and untiring service. Another Board member Catherine Mondon whose service was appreciated also resigned in June to relocate to another state. The Board welcomed new members Lois Bryant and Dr. Fredric Leary restoring the Board to its full strength of 5 members. The Board is also authorized to carry two alternate positions, but those spots are currently unfilled.

Respectfully submitted,

Adele Blong, Chair



## BOARD OF HEALTH EASTHAM STATISTICS

License/Permit/Inspection Type	#	Total Fee Amount
Septic Installer	51	\$5,100.00
Septic Hauler	19	\$1,900.00
Refuse Hauler	9	\$900.00
Motel/Cottage Colony/Inn	27	\$5,400.00
Food Establishment	51	\$5,100.00
Milk and Cream	7	\$350.00
Manufacture Ice Cream	7	\$350.00
Swimming Pool/Whirl Pool	16	\$1,600.00
Tobacco	8	\$800.00
Perc Tests	51	\$4,900.00
Septic Permits	97	\$9,700.00
Well Permits	10	\$500.00
BOH Variance Requests	11	\$825.00
BOH Review Requests	28	\$1875.00
Camps	1	\$200.00
Abutters List	10	\$500.00
BOH FINES		\$150.00
Inspections for Septic Permits	117	
Title V Septic Report Review	145	\$10,875.00
Hotel/Motel/Cottage Colony Inspections	31	
Food Establishment Inspections	90	
Swimming Pool Inspections	42	
Walk Through Inspections	35	
Rental Inspections	472	
Bathing Beach Samples Taken	264	
Septic Reminder Postcards sent	2988	
Rental Certificate	1103	\$82,725.00
<b>Total Fees Collected</b>		<b>\$133,750.00</b>

## CAPE COD REGIONAL TECHNICAL HIGH SCHOOL DISTRICT

Cape Cod Regional Technical High School was established in 1973 as a public technical high school. Cape Cod Tech students meet the same academic standards required by the state as our sending schools while also meeting certification standards of their technical training.

**District Towns:** Barnstable, Brewster, Chatham, Dennis, Eastham, Harwich, Mashpee, Orleans, Provincetown, Truro, Wellfleet, Yarmouth

**Mission Statement:** Cape Cod Regional Technical High School will provide an opportunity to acquire high quality technical, academic, and social skills preparing our students for success in our changing world.

**Enrollment:** For school year 2021-2022, the enrollment on October 1 was **654** students.

**Budget:** For school year 2021-22 (FY22) there was a Total Operating Budget of **\$15,812,000**, a 1.99% increase over FY21. To view: <https://www.capetech.us/about/departments/business-office>

**News from Superintendent Sanborn:** The school year brought excitement about a regular school year. Cape Cod Tech's 2022 school year returned a bit of "normalcy" to our operations as your regional technical high school to the delight of students and staff. Phase two of our school building project continues with the restoration of our track and outfitting our fields with lights and a concession stand. This second phase should be complete by December 2022. The return to normalcy also benefitted our Cape Cod Tech Foundation in its third year as a 501(c)-3 non-profit organization dedicated to assisting our students and programs. Cape Cod Tech wants to thank members of the community who donated to our foundation or to the school directly in support of student scholarships and toolships. The district is exploring an Inter-municipal agreement with town of Harwich to lease a farm for future technical programming. Finally, we not only view our facility as a school but as a community resource providing services to towns and community members, offering afternoon and evening workforce training, and hosting events for town and local organizations. Thank you, again for all your support.



Two new athletic fields are in progress as additions to the existing sports complex.

**Town of Eastham:** Eastham had 18 students enrolled at Cape Cod Tech as of October 1, FY22. The assessment for Eastham in FY22 was \$463,008, based on 23 students on October 1, FY 21. Assessments are based on the previous year's enrollment.

### **Highlights from Cape Cod Tech 2021-22 School Year**

- Graduated 126 seniors: three (3) from (Eastham).
- Enrolled 178 freshman: four (4) from (Eastham).
- The student newspaper *Tech Talk* and the individual student contributors won numerous prestigious awards this year, including: 19 awards from the New England Scholastic Press Association; 10 from the Youth Journalism International; "Honorable Mention in Editorial Writing" from Suffolk University's Boston High School Newspaper competition; and from the American Scholastic Press an Outstanding Artist award to Giana Preston (Eastham) and a first Place Award to Tech Talks art publication, *The Collection*.
- Through the generosity of Cape Cod community organizations, charities and family memorials, Cape Cod Tech presented \$42,050 in toolships and \$183,750 in scholarships to the graduating class of 2022 for a total of \$225,800.
- Twenty-four (24) students received John and Abigail Adams Scholarships; 1 from Eastham. MCAS tests were made optional by the state, for this class during their 11<sup>th</sup> grade, due to COVID in 2020.
- SkillsUSA, a national student organization, is a huge part of the Cape Cod Tech experience, combining technical, academic and employability skills. This year Cape Cod Tech students participating in the three SkillsUSA competitions, won nineteen (19) District Competition medals, eight (8) State Competition medals and seven (7) students attended the National competitions as voting delegates. Cape Cod Tech SkillsUSA Advisor Peggy Reilly-O'Brien was recognized as the Massachusetts Advisor of the Year.
- Sixteen (16) students participated this year in the Future Farmers of America (FFA), a national career and technical student organization of middle and high school classes that promote and support agricultural education. Our students won thirteen (13) awards in competitions.
- The Cooperative Education (Co-Op) program placed a total of 106 junior and senior students to work with local businesses specific to the student's trade, thus enhancing their training.
- Athletics teams included: football, volleyball, girls and boys soccer, cross-country, golf, ice hockey, boys and girls basketball, cheerleading, baseball, girls and boys lacrosse, girls softball, spring track and tennis.

### **Technical Highlights from 2021-22**

- The Auto Collision program had 100% of its 12<sup>th</sup> grade students graduate with three students securing postgraduate employment with local businesses. They had a full incoming 9<sup>th</sup> grade class as well. They completed projects for local town fire and police departments.
- The Auto Technology program implemented job shadowing for 11<sup>th</sup> graders and secured a grant to add electric vehicle training into their curriculum. One highlight of their year was organizing a weekend car show with over 100 cars on display and hundreds of visitors.

- The Carpentry Department had thirteen (13) students participate in the Co-Op program this year. Carpentry students have been improving math skills by experiencing how math used in their trade. All 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup> graders passed OSHA 10 training.
- The Cosmetology program had 16 students participate in Skills USA their highest ever. Their salon shadowing program introduces students to community salons. Fourteen 9<sup>th</sup> grade students chose Cosmetology as their first choice after exploring all shop programs.
- Culinary Arts kept up their successful shop enrollment with 16 freshmen. All 56 culinary students passed Serv Safe certification. The Cove Restaurant began a partial opening to the public but students were kept quite busy preparing and serving events within the school.
- The Dental Assisting program expanded from a 2-year to a 4-year program with an additional full-time instructor. Students learned Dentrix software; created an online mock board test; and had an opportunity to attend clinical rotations at Cape Cod Community College.
- The Design & Visual Communications (DVC) students are learning on state of the art equipment. They've helped design logos and package design for local businesses and helped to prepare publicity materials for school administration to attract prospective students.
- The Electrical Department enjoyed tying for 1st choice shop among freshman and had a 95% shop attendance record by their students. The shop performed work with Habitat for Humanity, Dream Day on Cape, and the Family Table Collaborative this year.
- Engineering Technology expanded the drone curriculum for a second year, adding equipment, new drone software and student projects. This shop interfaced with both Carpentry and IT shops regarding Computer Integrated Manufacturing (CIM) projects.
- Health Technologies reconnected with community programs as COVID restrictions relaxed, enabling students to gain necessary clinical hours for their training. Their top senior was accepted to 8 nursing or pre-med programs and was offered a \$100,000 scholarship.
- The Horticulture program had the highest number of students participate in the Co-operative Education program than ever before, and took in 15 students to their 9<sup>th</sup> grade class. One teacher became certified to train students for their hoisting license.
- HVAC students achieve multiple industry certifications throughout their four years. They were deeply involved in SkillsUSA, winning numerous medals. This year an HVAC senior, was Class of 2022 valedictorian and named Outstanding Vocational Student of the Year.
- The Information Technology Program expanded their curriculum to add an IT fundamentals class for 9<sup>th</sup> grade and two additional certifications for 12<sup>th</sup> grade. They had 14 students participate in SkillsUSA and brought home two gold medals.
- Marine Services offers the American Boat and Yacht Council curriculum of current marine industry standards. Three graduating seniors enrolled at Maine Maritime Academy, three secured full time employment with local marine industry, and two enrolled at CCCC.

- The Plumbing Shop succeeded in placing all seniors into Co-Operative Education placements this year with local industries, as well as three juniors. All juniors and seniors earned OSHA 10 certificates, and one student became a State Officer for SkillsUSA.

### **Academic Highlights from 2021-22**

- Business Education/21<sup>st</sup> Century Learning offered the Credit for Life event sponsored by Cape Cod 5 to teach students budgeting and personal finance. Students also participated in a nationwide game, The Stock Market Game, that teaches economics, investing and finances.
- The Art Department collaborated with DVC and Culinary in providing a student art show that raised \$1,000 in toolships. Art classes were uniquely tailored this year to encourage student confidence in their art skills.
- Health and Wellness classes offered mindfulness, attention, yoga and completed community service projects. A guest speaker from Gosnold was well-received while discussing substance use issues and the impact on the individual and the local community.
- The English Department was pleased to see our 2021 MCAS ELA Student Growth Percentile was 11 points higher than the state average. The English Department faculty were Ambassadors of Literacy throughout the school's five academies.
- The Social Studies Department incorporated a Massachusetts non-partisan civics project for 12<sup>th</sup> grade, seeking possible solutions to fix identified problems. They also hosted the scholarship/toolship application process during class in collaboration with Student Services.
- The Math Department utilized two new MCAS practice software programs to align with the Next Gen MCAS computer-based testing and implemented online testing practice. The instructors are committed to sharing best practices within and with other departments.
- The Science Department implemented a 180-day Biology curriculum for 9<sup>th</sup> grade students this year (rather than 90-days) to prepare for the Biology MCAS and students responded very well. Students are learning data analysis using graphs and diagrams.
- The Student Services Department uses Xello with students for career and college exploration. The number of students applying to 4-year colleges doubled this year. Their efforts resulted in achieving 185 scholarships/toolships to be awarded to a total of 67 graduating seniors.

Please visit our website: [www.capetech.us](http://www.capetech.us) for more information.

Respectfully submitted,

Michael Sarcione and Yasmine McNellis  
Eastham Representatives to  
Cape Cod Regional Technical High School District School Committee

## CAPE LIGHT COMPACT

Cape Light Compact JPE is an intergovernmental organization consisting of the 21 towns on Cape Cod and Martha's Vineyard and Duke's County. The Compact's mission is to serve our 205,000 customers through the delivery of proven energy efficiency programs, effective consumer advocacy, and renewable competitive electricity supply.

Effective July 1, 2017, the Cape Light Compact reorganized itself as a joint powers entity pursuant to Massachusetts General Law Chapter 40 Section 4A1/2, becoming the first joint powers entity in Massachusetts. Reorganizing as a joint powers entity protects member towns from potential liabilities and mandates greater financial accountability through expanded reporting requirements to the Massachusetts Department of Revenue and member Towns, and designation of Treasury functions to an independent entity.

### *POWER SUPPLY*

During calendar year 2022 (CY22), the Compact's power supplier for all residential, commercial, and industrial customers was NextEra Energy Services of Massachusetts (NextEra). The Compact is pleased that our residential price in CY22 remained price-competitive with the utility's basic service residential price, while also being 100% renewable.

The Compact has been a green aggregation since January 2017, matching Compact power supply customers' annual electricity usage above the mandated state requirements with voluntary renewable energy certificates (RECs) to provide a 100% renewable product. By retiring RECs to match the Compact's customers' usage, Compact customers are financially supporting renewable energy resources, including resources located on Cape Cod. In addition, NextEra deposits all premiums paid for voluntary RECs, plus their supplier and retail fees (expected to total over \$3 million per year), into a trust fund to be used solely for the development of new renewable energy resources. By purchasing electricity through the Compact, all Compact power supply customers are supporting renewable energy and acting locally to combat climate change.

The Compact received energy and RECs from a solar PV project, Farmington Solar, in Maine. The Compact entered into a long-term fixed price contract for energy and Class 1 RECS from just under 5 MW of this project as part of the Compact's commitment to renewable energy and price stability.

At a regional level, New England continues to face electricity pricing spikes during the winter months. Over the last fifteen years, New England has greatly increased its reliance on natural gas for electricity production; however, natural gas pipeline capacity has not substantially increased during that same period. This creates a supply shortage of natural gas for electricity production during winter cold snaps, and therefore increases prices for electric generators, which is passed on to all New England power supply customers. Until such time as this issue is resolved, either through additional natural gas or electric transmission infrastructure, demand reduction, or other targeted programs, the possibility of future high winter pricing remains, and as such, consumers should still expect seasonal pricing fluctuations for the foreseeable future.

This winter especially, consumers should expect to see a significant increase in electricity prices. These increases in prices reflect the increase in New England-wide wholesale electricity market prices which is largely driven by increased natural gas prices due to the war in Ukraine and a reduction of alternative sources of electricity generation (e.g., coal, nuclear). The Compact will continue to seek ways to help customers reduce their electricity costs through innovative energy efficiency programs to mitigate the impacts of higher winter electricity pricing.

As of December 2022, the Compact had approximately 5,313 electric accounts in the Town of Eastham on its power supply.

### *ENERGY EFFICIENCY*

Through November 2022, Cape Light Compact has reinvested over \$1,441,779.90 of ratepayers' funds back into residents and businesses within the Town of Eastham, saving those 929 participants approximately \$65,937.45 annually on their energy bills. These energy efficiency funds are collected through the energy conservation surcharge on each Eversource customer's monthly electric bill.

The Compact has programs available for homeowners, renters or landlords, income-eligible and businesses, including those who rent their business location and non-profits! **To take advantage of these programs, please call us at 1-800-797-6699 to sign up for a free energy assessment for your home or business, or visit our website [www.capelightcompact.org](http://www.capelightcompact.org) for more information and rebate offers.**

### *CONSUMER ADVOCACY*

Since 1997, Cape Light Compact has advocated for the ratepayers of Cape Cod and Martha's Vineyard at the local and state level.

In CY22, the Compact focused on the following regulatory proceedings at the Massachusetts Department of Public Utilities (DPU)

- Grid modernization (DPU docket 21-80):
  - The Compact participated in this docket with a focus on ensuring that customers on the Cape and Vineyard are able to benefit from Eversource's proposed grid modernization and advanced metering infrastructure (AMI) investments. The Compact's key concern is that municipal aggregations and their competitive suppliers be able to access the data available through smart meters in order to design and offer time varying electric rates to their customers.
- Electric vehicles (DPU docket 21-90):
  - The Compact participated in this docket with a focus on ensuring that Cape & Vineyard customers are able to benefit from the Make Ready incentives available to customers for installing electric vehicle supply equipment. The docket remains open.
- Eversource rate case (DPU docket 22-22):
  - This rate case determines the charges Eversource is allowed to impose on the distribution side of the electric bill, meaning that this rate case affects all residents and businesses on Cape Cod and Martha's Vineyard.
  - The Compact focused on Eversource's rate design proposal to advocate for equitable allocation of costs between rate groups and rate classes.
  - The Compact also focused on the bill impacts of Eversource's proposed increase to the fixed customer charge.



- Solar Massachusetts Renewable Target (SMART) (DPU docket 20-145):
  - The Compact participated in this docket with a focus on allowing customers of municipal aggregations to benefit from the SMART program's Low-Income Community Shared Solar incentives. The docket remains open.

In the fall of CY22, the Compact redesigned its Cape & Vineyard Electrification Offering (CVEO) to align with legislation that passed as part of the Massachusetts Climate Act in the summer of 2022. The redesigned CVEO would serve 100 non-gas heated low- and moderate-income participants, installing cold climate heat pumps and solar PV. A limited number of customers would also receive battery storage. The Compact filed its redesigned CVEO with the DPU in November 2022 and awaits an order.

Respectfully submitted,

Melissa Allard,  
Senior Administrative Coordinator  
Cape Light Compact

## CLIMATE ACTION COMMITTEE

The Climate Action Committee (CAC) was established in March 2021 by Eastham's Select Board. Its charge is to act as an informed advisor and resource to the Select Board on how climate action is reflected in Eastham's plans and policies, focusing on best practices for reducing the town's contribution to climate change and planning for its potential impact. This year, the Select Board voted to increase the size of the committee from 5 to 7 members. We now have a full roster of individuals with diverse skills and who are strongly committed to helping Eastham find ways to combat climate change.

In January, CAC presented its recommendations to the Select Board relating to the North Eastham Village Center Master Plan. The Committee believes that sustainability, resiliency, and zero-energy standards should be key factors included in the design and construction processes in any of the Town's major building or renovation projects. A zero-energy facility is one which generates as much (or more) renewable energy on and/or off site as it uses in a year. We look forward to working with the Master Planner, as well as other committees and town departments, concerning the development of this town initiative.

CAC has joined with Eastham's Recycling Committee in efforts to develop a town composting program. These committees worked with the town to circulate a survey that assessed residents' knowledge and interest in composting. Respondents were enthusiastic about a potential drop-off program at the transfer station. With substantial methane gas emissions coming from food waste, expanding composting to all is a possibility worth further evaluation.

CAC looks to serve as a climate change educational resource to our Eastham community. This fall, in partnership with the library, CAC sponsored a 3-part series of programs relating to local climate action. Our busy table at Windmill Weekend provided another opportunity for us to connect with the community. We have learned that people are hungry for information. They have questions on how they can affordably obtain solar panels and electric vehicles, create climate conscious landscapes, improve home energy efficiency, and reduce plastics and food waste.

CAC has ambitious goals for the coming year. We expect to offer additional public programming and workshops to offer meaningful ways individuals, businesses, and neighborhoods can adapt to and work to mitigate climate change. We plan to collaborate with Eastham's youth groups in projects that work towards reducing greenhouse gas emissions and other green practices. The committee also plans to engage town government, other town committees, and the public in efforts to establish a prioritized set of actions for climate action that are aligned with the priorities of our community.

CAC has another big ambition: to grow the public narrative that climate action is who we are and what we stand for in Eastham. We are a small town and it may seem that what we do here cannot possibly affect the global challenges of climate change. But real change starts at the grassroots level. We can be at the very center of climate action— and we *can* act effectively.

Respectfully submitted,

Roberta Longley, Committee Chair

## COMMUNITY DEVELOPMENT DEPARTMENT

The Community Development Department is comprised of the Planning, Building, and Conservation divisions. The department's primary areas of oversight include land use development, economic development, inspectional services (building, wiring, plumbing and gas), regulatory enforcement, housing, environmental protection and historic preservation.

### **PLANNING DIVISION**

#### **Planning, Zoning & Land Use Development**

*(Submitted by: Paul Lagg, Community Development Director)*

The department provides administrative and professional staff support to the following boards and committees:

Planning Board  
Zoning Board of Appeals  
Conservation Commission  
Community Preservation Committee  
Eastham Affordable Housing Trust  
Strategic Planning Committee  
Cape Cod Joint Transportation Committee  
Open Space Committee  
Tee-Time Development Committee  
Historical Commission  
Olde Town Centre Historic Commission  
Barnstable County HOME Consortium  
Zoning Bylaw Task Force

- ***Planning Board and Zoning Board:***

Staff provides administrative and technical assistance to both regulatory boards, providing plan reviews, preparing staff reports, meeting packets and attending monthly meetings.

- ***Historic Commission***

Staff worked with the Commission to update its regulatory procedure, updating application forms, checklists and standardizing its application review procedure to make it consistent with the Planning Board and Zoning Board process.

- ***Zoning Bylaw Task Force***

The Select Board appointed a Task Force to examine issues relating to housing with the goal of recommending zoning changes to the Select Board for consideration for placement on a Town Meeting Warrant. Planning staff has provided technical assistance to the Task Force. The following zoning bylaw amendments were approved at the 2022 Annual Town Meeting: Inclusionary Zoning Bylaw, Open Space Residential Subdivision (Cluster) Bylaw, Motel/Cottage Colony Conversion Bylaw, and Two-family Development Regulations. Staff continues to support the work of the Task Force as the group works on additional zoning issues related to residential site development with the goal of making recommendations for the 2023 annual town meeting.

-

- ***Wiley Park Playground Project***

Rehabilitation of the Wiley Park Playground was completed in June. The project includes replacement and rehab of playground equipment, new perimeter fencing and gates, improvements to the picnic area and trailhead adjacent to the playground and new sidewalk and site access elements to comply with ADA requirements. This project was made possible through funding from the Community Preservation Act.

- ***Low Lying Roads***

Staff continued to work with the Cape Cod Commission and consultants from Woods Hole Group to conduct a vulnerability assessment of roadway segments that are vulnerable to flooding from the combined effects of storm surge and sea level rise. This work is funded through support from the U.S. Economic Development Administration and the Massachusetts Municipal Vulnerability Preparedness (MVP) program. The project will provide conceptual designs and estimated costs for alternative solutions for segments of Bridge Road and Samoset Road. This information will provide a baseline for the Town to seek funding for implementation.

- ***FEMA Community Rating System (CRS Program)***

Staff completed the CRS 5-Year Program Cycle audit, which resulted in an improved rating to the town's floodplain management program. The Town's rating is now a Class 7. This improvement is related in part to the program points earned from the Town's Hazard Mitigation Plan - which was rated #1 in Massachusetts. The improved rating gives residents a 15% discount on National Flood Insurance. In order to earn this discount, the Town undertakes certain actions and regulations that reduce flood risk and improve public safety. The Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP). Over 1,500 communities participate nationwide. The three goals of the program are: 1) Reduce and avoid flood damage to insurable property 2) Strengthen and support the insurance aspects of the National Flood Insurance Program 3) Foster comprehensive floodplain management.

- ***Americans with Disabilities Act Self-Evaluation & Transition Plan***

In April 2022, the Town completed an Americans with Disabilities Act (ADA) Self-Evaluation & Transition Plan (SETP). The Town is making progress in ensuring its programs and services are accessible. The Town retained the services of consultants from KMA, LLC to perform an accessibility assessment of its programs, services, and facilities. This work included: A kick-off meeting and training with representatives from Town departments to discuss project goals and methodology, a review of non-discrimination provisions of the ADA and the ADA Self Evaluation process, and distribution of three surveys for the Town to complete, which included an Administrative Survey addressing Town-wide policies and procedures, a Department Survey and an Employment Survey. The consultants completed program access audits of 22 town buildings, athletic fields, playgrounds, and recreation facilities. An online accessibility survey was created to gather public input. A review of the completed surveys, other policy documents received from the Town, and the Town's website was performed. The ADA Self-Evaluation & Transition Plan report summarizes the ADA Title II requirements and the consultant's primary findings and recommendations. The plan will be used as part of the Town's planning and budgeting process to ensure progress toward compliance with the Americans with Disabilities Act.

## **Economic Development**

*(Submitted by Lauren Barker, Economic Development Planner)*

Established in November 2020, Eastham's Office of Economic Development has focused in its first two years on building programs and activities that support retention, expansion, and creation of businesses in Eastham. The multi-year Economic Development Work Plan (developed by staff and presented to the Select Board in 2021) emphasizes Eastham's role in fostering an environment where businesses can not only succeed, but become active partners in enhancing community quality of life in our town. Goals under the Economic Development Work Plan are wide-ranging and include initiatives for programming, infrastructure, outreach, and more. All ten of the Work Plan goals are drawn directly from the Eastham 2020-24 Strategic Plan and other Town-wide priorities. Below are highlights of the progress made toward achieving these goals during 2022.

### **Business Recovery & Resiliency**

*(Goal 1: Support short- and long-term recovery of local businesses impacted by the COVID-19 pandemic)*

- In 2021, Eastham was one of just two Cape Cod towns selected to participate in the State Rapid Recovery Program (RRP), an intensive, year-long technical assistance process that helped the Town identify short- and long-term actions to mitigate the effects of COVID-19 on Eastham's local businesses.
- The final RRP report for Eastham outlines five priority projects for infrastructure and programming that will support business recovery and resiliency in Eastham now and in the future. Priority projects developed through the LRRP are well-positioned for future competitive grant funding and private investment.
- One of these priority projects, the new Exterior Improvement Program, was launched by the Town of Eastham in 2022, following an intensive diagnostic and project development effort via the Commonwealth's Rapid Recovery Program (RRP). Funded with local ARPA (American Rescue Plan Act) dollars, the Exterior Improvement Program offers up to \$25,000 in funding per awarded business (with a maximum of \$125,000 in awards) to address deferred maintenance and capital investment needs in Eastham's commercial spaces, while providing a streamlined project review process. A total of 20 businesses applied in the pilot funding cycle, with project requests amounting to nearly \$400,000. The awarded businesses are required to commit a match of 20 percent of their total project cost and must demonstrate ability to complete the project, alignment with the program goals, and consistency with the Town Strategic Plan.

### **Business Outreach & Engagement**

*(Goal 2: Cultivate open communication and collaborative working relationships with local commercial business and property owners)*

- Town staff conducted routine outreach to local businesses through monthly Business Meetup events and a Business E-newsletter (150+ subscribers), providing updates on Town initiatives that may be of interest to businesses, while strengthening the Town's relationship with the local business community.

### **Eastham Business Gateway**

*(Goal 3: Develop a home page for “Doing Business in Eastham”)*

- A new “Eastham Business Gateway” landing page was established on the Town website to provide useful resources, program and regulatory information, and links to community partners in business and economic development, such as the Eastham Chamber of Commerce, Community Development Partnership, EforAll, and others. Visit the Eastham Business Gateway at <https://www.eastham-ma.gov/1819/Eastham-Business-Gateway>.
- This page will be expanded over time to feature Eastham community information and demographics, findings on local market needs from the Eastham Market Study (completed 2021), and other relevant information that helps promote Eastham as a great place to do business.

### **Infrastructure & Connectivity**

*(Goal 4: Explore strategic partnerships and funding opportunities for infrastructure improvement and Goal 6: Improve bike and pedestrian connectivity between existing commercial, residential, and civic properties through implementation of the Town’s Complete Streets Plan)*

- Staff supported the engineering consultant team from Environmental Partners to complete a feasibility study of the entire Route 6 Corridor through Eastham, identifying opportunities for increased safety for vehicles, bicycles, and pedestrians. The findings of this study will be shared with the Massachusetts Department of Transportation in an effort to secure State-level funding and partnership for completing much-needed improvements to Route 6 through Eastham.
- Environmental Partners also assisted staff with moving the Complete Streets project forward. This work included an updated list of priority improvements to increase bicycle and pedestrian safety on Town roadways, and began engineering and design for the top priority roadway (Samoset Rd).

### **North Eastham Village Center Master Plan**

The North Eastham Village Center Master Plan is the latest step in a multi-phase, community-informed planning effort. The project focuses on a key goal in the Town of Eastham’s 5-Year Strategic Plan: creating a vibrant and walkable village center in North Eastham.

The Master Plan project began a process of visualizing the recommendations compiled by the T-Time Committee (2019-2021) for use of three Town-owned parcels: 4790 State Highway Route 6 (known as the “T-Time Property”), 4550 State Highway Route 6 (Town Center Plaza property), and 1405 Nauset Rd (site of the current Council on Aging). Through the Master Plan, the Town sought to identify ways to leverage these properties to create a more user-friendly layout in Eastham’s main commercial corridor, supporting increased vibrancy and economic opportunity while balancing Eastham’s historic, small-town identity and environmental considerations. The ultimate goal of this project was not to develop blueprints for construction, but rather to envision how - and to what extent - the uses recommended by the T-Time Committee could feasibly fit on each site.

The Master Plan project began in February 2022, with public meetings and workshops held in March, May, and June, and additional public outreach throughout the summer and fall of 2022. The project continued the high standard for community involvement set by the T-Time Committee, with a total of 283 participants in public workshops and focus groups, 420 attendees at presentations and events, and 369 online survey responses.

Public input compiled through these outreach efforts, along with ongoing analysis by the project team, resulted in the final draft redevelopment concepts for each site, along with a walkable North Eastham district plan; economic and community impact findings; and cost estimates for the proposed concepts. The findings and final report for the Master Plan will provide the framework for a request for proposals which will be issued by the town to identify a development partner (or partners) for the project.

### ***Community Activation of the T-Time Property***

As the North Eastham Master Planning process continued throughout 2022, Town staff in Community Development, DPW, Recreation & Beaches, Health & Environment, and many more departments collaborated to activate the Town-owned T-Time Property for interim public use. In July of 2021, the Town received a \$29,808 Shared Streets & Spaces Grant from the Massachusetts Department of Transportation to complete a series of site improvements at T-Time, with the goal of welcoming public use and community events on the site.

The T-Time Placemaking Project included the installation of a walking/biking path on the T-Time property, informational signage, cleanup of a substantial amount of debris and trash from the site, a new split rail fence, and new picnic tables and other site amenities. Temporary public art was installed on jersey barriers at the front of the property through a partnership with the Eastham-based Rugosa Artist Residency and the Cape Cod & Islands Association of Realtors. Mural content was developed by the artists based on objects and imagery found on the site when it was still in operation as the T-Time Family Fun Sports Center.

In Summer 2022, water and electricity were installed on the site, paving the way for community events like the Summer Kickoff & Ice Cream Social, held in June. An estimated 350 community members attended the event. Later in 2022, a local nonprofit (Payomet Performing Arts Center) and a local business (The Scallop Truck) made use of the site for community events and activities.

### ***5-Year Strategic Plan***

The 2020-24 Eastham Strategic Plan completed its fourth year in FY 2023, and staff continue to provide support to the Strategic Planning Committee, Town Administration and Department staff, and the Select Board in tracking and monitoring progress on the plan goals and actions. The second “Annual Community Update” publication was released as part of the Town Meeting Warrant in 2022, and included updates on each of the major plan priorities. Town staff and the Strategic Planning Committee are working on an ongoing basis to improve efficiency and accuracy of the data reported through this update. The Community Update, along with full plan and updated metrics for the most recently completed fiscal year, can be found on the Town website at <https://www.eastham-ma.gov/628/Strategic-Planning-Committee>.

## **Community Housing Support**

*(Submitted by: Rachel Butler, Housing Coordinator)*

Over the past year, the Department of Community Development has worked with the Select Board, Town Administration and the Affordable Housing Trust to support and implement the initiatives set forth in Eastham's Community Housing Plan. Paul Lagg, Community Development Director and Rachel Butler, Housing Coordinator continue to support the work of the Town's strategic planning initiatives as well as the efforts of the Affordable Housing Trust to identify opportunities to add to the housing inventory, diversify housing options, and support creation of initiatives and assistance programs aimed at households of various income levels to help provide affordable and attainable housing for Eastham residents.

- **Comprehensive Community Housing Program**

With the support of the Select Board, Town Administration and the Affordable Housing Trust, the department has engaged in a comprehensive strategic planning process for the future by presenting innovative solutions to appeal to the broader community. The Community Housing Plan includes (1) new policies from the Select Board to support and increase housing options for residents across income levels, (2) new zoning regulations that incentivize private developers and homeowners to create affordable units and diversify the types of housing available in the community, (3) More diverse funding options to extend the reach of the Affordable Housing Trust's assistance programs (4) new assistance programs that broaden the range of income eligibility to meet the spectrum of need in the community.

- **Community Preservation Act Funding**

At the 2022 Annual Town meeting, the Eastham Affordable Housing Trust (EAHT) was awarded a grant in the amount of \$300,000 from The Community Preservation Act Committee (CPAC). Funds received from the CPA will continue to support existing affordable housing related programs including, support and expansion of the Rental Assistance Program (RAP) and Housing Emergency Loan Program (H.E.L.P) for Eastham residents. Community Development staff are responsible for implementing and monitoring these programs as part of the comprehensive community housing plan.

- **Program Support**

Community Development Department staff completed municipal procurement processes to renew two housing support programs. Staff will supervise program vendors and manages the contracts for both programs.

- **Rental Assistance Program (R.A.P):** The Rental Assistance Program assists households in paying their rent and becoming self-sustainable at the conclusion of the program. Participants must have an annual household income at or below 100% of the current Area Median Income (AMI). The program requires participants to meet monthly with an advocate from a case management agency to help keep them on track and move towards self-sufficiency. The program provides the subsidy directly to the landlord who must enter into a year-round lease with the tenant-participant. Participants may receive subsidies for up to three years. While the rental units subsidized through this program are not eligible for inclusion in the State-mandated Subsidized Housing Inventory (SHI), they nevertheless serve a pressing local need for more affordable year-round rental units for limited income households.



- **Housing Emergency Loan Program (H.E.L.P):** supports Eastham residents to stay in their homes by offering a 0% 15-year deferred loan to qualified households to make critical capital repairs.
- **Accessory Dwelling Units (ADU)**  
With the passing of zoning bylaws at the May 2, 2022 Town Meeting meant to support the creation of Accessory Dwelling Units (ADU's) and the award of over \$1,000,000.00 in American Rescue Plan (ARPA) funds to Community Development Partnership and Housing Assistance Corporation to develop programs to assist homeowners looking to build an ADU, Town staff have worked to support the efforts of these programs and are collaborating on available resources, creation of and implementation of additional incentives that will encourage Eastham home owners to create an ADUs on their property that will provide year round housing.
- **Beach Plum Motel and 580 Massasoit Road**  
In an effort to preserve housing inventory, the Town received approval at the 2022 Town Meeting to purchase properties at 2555 State Highway (Beach Plum Motel) and 580 Massasoit Road, (Friends of the Eastham Council on Aging-FECO Thrift Shop) these two strategic purchases were considered an important part of maintaining the Town's historic character, ensuring that FECOA retained their space and continued their service in the community and also ensuring that much needed rental units were preserved. The Town is currently managing and maintaining these properties and is undertaking feasibility planning for future redevelopment and renovation.
- **Town Rental Properties**  
The Housing Coordinator along with other Town Staff are currently managing the day-to-day operations of all aspects of the rental property portfolio of both the Town and the Eastham Affordable Housing Trust including, identifying and implementing property management needs for the future.

## **BUILDING DIVISION**

### **Report of the Building Commissioner**

*(Submitted by Justin Post, Building Commissioner)*

Permit numbers in calendar year 2022 increased from calendar year 2021. In addition to our daily work of addressing inquiries to zoning, building and various other community requests, the Eastham Building Department issued 824 building permits. A majority of the permits were for the improvements of existing structures and uses. Permit fees collected in 2022 totaled \$139,859.68

I express my gratitude to Tom Wingard, Wally Adams, Wiring Inspector, Scott Van Ryswood, Plumbing and Gas Inspector, the Health and Fire Departments, and all departments in town that assist us on a regular basis.

### **Report of the Plumbing & Gas Inspector**

*(Submitted by Scott Van Ryswood, Plumbing & Gas Inspector)*

For the calendar year 2022, 304 plumbing permits and 415 gas permits were issued. 517 plumbing inspections and 691 gas inspections were conducted. Permit fees were \$73,080.

For the municipal water service, a further 388 plumbing permits were issued and 300 inspections were conducted. Permit fees were \$35,055.

### **Report of the Wiring Inspector**

*(Submitted by Wallace Adams, Wiring Inspector)*

During the Calendar Year 2021, 691 wiring permits were issued and the following inspections were made:

Temporary	14
Service	83
Rough	172
Final	365
Other	331
Fire	5
Advisory	61
Code	<u>39</u>
Total Inspections	1065

Total Receipts turned in by the Wiring Inspector were \$67,331.00.

### **CONSERVATION DIVISION**

*(Submitted by: Keith Johnson, Conservation Agent)*

The Conservation Division began 2022 with a large volume of permit application, projects and a changeover in staff. Charles Katuska is off enjoying his retirement and I would like to thank Charles for keeping the Division on track and for his service to the Town. Keith Johnson was hired as Eastham Conservation Agent in May; Keith is returning to employment for the Town of Eastham having previously been Deputy Natural Resource Officer/Conservation Agent 2003-2005.

In all, the department processed and issued 31 Orders of Conditions, 1 Amended Orders of Conditions, 50 Determinations of Applicability, 31 Certificates of Compliance and 12 Extension Permits, conducted 48 Administrative Reviews, and accepted 5 plan revisions. The Conservation Commission has continued to hold separate work sessions with the commission, primarily to develop and revise wetlands regulations, continued throughout the year.

Also continuing through 2022 was Phase II and the start of Phase III of the Regional Shoreline Management Project, which provides funding to the towns of Eastham, Wellfleet, Truro and Provincetown to work together and with the Provincetown Center for Coastal Studies to develop tools and policies for managing the Cape Cod Bay Shoreline as one cohesive coastal system.

It has been a pleasure working with all town departments, staff, residents, and applicants throughout the year. Thank you so much to the Conservation Commissioners, who are all such thoughtful and dedicated volunteers, I am grateful for their hard work and flexibility as we continued to adapt our processes this year. I also want to thank administrative assistant Amy Blakesley for keeping everything together and organized.

## **Acknowledgments**

The Community Development Department continues to work to improve efficiencies in our regulatory process and provide the best possible public service to our community. The department experienced some staff changes in 2022. Our Administrative Assistant Kayla Urquhart started a new position in the Eastham Town Administrator's office, we wish Kayla well in her new position. In October, our new Administrative Assistant, Natasha Frodel joined the department, and in May, Keith Johnson was hired as Eastham's new Conservation Agent. I would like to thank the staff of the Community Development Department for all their efforts over the past year. We have a great team of dedicated hard working individuals, who use their knowledge, skills and creativity to improve our community services and make Eastham a great place to live, work and play. My thanks also to all of our colleagues who work for the Town of Eastham. Their support in a variety of areas is greatly appreciated. Also, very special thanks to our Administrative Assistants, Natasha Frodel, Amy Blakesley and Kayla Urquhart. Their hard work and attention to detail overseeing the day-to-day operations of the office is an integral part of our department's success. Finally, my gratitude to the volunteers who serve on the boards and committees for their hard work and dedication to the community.

Respectfully submitted,

Paul Lagg, Community Development Director

Community Development Dept. Staff:

- Amy Blakesley, Administrative Assistant
- Natasha Frodel, Administrative Assistant
- Lauren Barker, Economic Development Planner
- Rachel Butler, Housing Coordinator
- Justin Post, Building Commissioner
- Keith Johnson, Conservation Agent
- Scott Van Ryswood, Plumbing & Gas Inspector
- Wally Adams, Wiring Inspector

# COMMUNITY PRESERVATION ACT COMMITTEE

The Community Preservation Act Committee (CPC) was established by vote of the December 2004 Special Town Meeting to adopt the provisions of the Massachusetts Community Preservation Act (CPA) MGL, Chapter 44B. The Eastham CPA program is funded by a three percent (3%) local property tax surcharge and an annual state reimbursement from Registry of Deeds. Revenue funds are used to support open space, historic preservation affordable housing and outdoor recreation projects in the Town of Eastham and the surrounding environs. The committee studies the needs, possibilities, and resources of the Town regarding community preservation.

Projects that were approved for funding at the 2022 Annual Town Meeting:

• Cape Cod Institute	\$ 7,500.00
• Affordable Housing Trust	\$ 300,000.00
• Schoolhouse Museum Window Film	\$ 3,600.00
• Town Hall Vault Repair	\$ 45,000.00
• Historic Acquisition 580 Massasoit Road	\$ 450,000.00

Current Members:

Dr. Joanna Buffington  
Edmund Casarella  
Daniel Coppelman, P.E.  
Sheila Filipowski  
Mark Herman  
W. Davis Hobbs  
Carolyn McPherson  
Eileen Morgan  
Mary Shaw

We thank Kait Logan and Gerald Cerasale for their previous service to the board.

Respectfully submitted,

Daniel Coppelman, P.E. Chair

## CONSERVATION COMMISSION

The Conservation Commission oversees town-owned Conservation Lands, administers and enforces the Massachusetts Wetlands Protection Act (MCL Ch. 131, §40) under DEP oversight and interprets, administers and enforces the Town of Eastham Wetlands Protection Bylaw, Article 34, 1980 to protect the wetland resources within the Town of Eastham. It discharges these responsibilities in partnership with various town committees and professional staff.

This year, the Conservation Commission marked the fiftieth anniversary of the passage of the MA Wetlands Protection Act (October 1972) which added the regulatory responsibility for administering and enforcing the WPA (under the oversight of the MASS DEP) to the Commission's duties.

The Conservation Commission is the hardest working regulatory board in Eastham, holding public meetings on the second and fourth Tuesday each month as well as site visits for many of the filings, and work sessions. Individual commissioners also participated in a number of education and training opportunities throughout the year.

In its regulatory capacity, in 2022, the Commission handled 31 Notices of Intent, one Amended Order of Conditions, 50 Determinations of Applicability, 31 Certificates of Compliance, 48 Administrative Reviews, five Plan Change Requests, 12 Extension Permit Requests, and six Violations.

The Commission has seen an increase in complexity of filings in recent years, due to the increasing stressors on Eastham's wetlands, natural resources, and wetlands buffer zoners from the effects of climate change, such as increased sea level, increased flooding, increased storminess, increased intensity of storms, and increases in coastal erosion, and from longer periods of significant drought, for example. And new areas are becoming subject to coastal storm flowage. This has increased the amount of time and effort the Commission and Conservation staff spend reviewing and discussing filings with applications.

The Commission is reviewing and developing regulations to strengthen our ability to evaluate and condition projects to ensure that these new stressors are included in project review and in Orders of Conditions and to ensure that Eastham resources continue to be protected over time.

Town Meeting approved two changes to the Wetlands Protection Bylaw in 2022. One added a waiver provision so that under very narrow circumstances the Commission might grant a waiver to address projects with special needs or where local wetlands regulations might cause a regulatory taking. The other removed language from the bylaw concerning materials that are not allowed for new dock construction in order to allow the Commission to better manage this through regulations.

The Commission also effected a Regulation Change to allow the burying of propane tanks in the ACEC in order for homeowners to be better able to meet certain requirements of FEMA flood regulations.

The Conservation Commission also has a responsibility to protect and preserve open space for public purposes and to protect watershed and water resources under the 1957 Conservation Commission Act (MG.L. c. 40 §8C). This was the first duty assigned to the Commission on its creation in 1958. To that end, the Commission

has care and custody of town-owned conservation areas, such as Wiley Park and Cottontail Acres.

One of the continuing concerns in protecting and managing the dual and sometimes competing purposes of protecting land for its conservation value (groundwater protection, rare wildlife, habitat, etc.) and the other public value of have access to natural public spaces for our residents. Sometimes a healthy balance is not achieved, and restoration is required, as was necessary at Wiley Park this year, and an inclusive process examining land use rules is required. Increasing use of Wiley Park due to increases in year-round population and increases in summer visitors requires a new discussion of conservation land use rules that began this summer and will likely continue in 2023.

The Conservation Commission thanks Sheila Filipowski for her long service, including two years as chair and three years as vice-chair. We also thank Tom Durkin and Suzanne Bryan for their service. Thanks also to Charles Katuska, who departed as our agent in March. We also welcomed Keith Johnson, who returned to Eastham as our new full-time agent in May. Thanks to Amy Blakesley for everything.

Respectfully submitted,

Karen Strauss, Chair

## **EASTHAM COUNCIL ON AGING (COA)**

### **EASTHAM SENIOR CENTER**

The mission of the Eastham Council on Aging is to promote the well-being and independence of Eastham residents aged 59 and older. Housed in the Eastham Senior Center on Nauset Road, the COA provides a variety of social, educational, wellness and outreach programs to the town's seniors. The staff advocates for and offers case management support and referrals for seniors, their families and caregivers.

The Senior Center is an active and welcoming place designed to enhance the quality of life for older adults through a variety of programs and support services. The COA staff had a productive and rewarding year, significantly increasing the reach and range of activities and programs to new levels! In 2022, approximately 1,400 individuals were served on over 21,000 separate occasions.

The use of the Senior Center has been driven by the *desire for socialization and 'aging strong'* (remaining engaged, alert, healthy and active). Many new programs were introduced to encourage seniors of all generations to exercise, learn, be entertained, get creative, enjoy meals together, play games, cook, walk and take local trips. These are the types of programs provided by staff, volunteers, paid instructors and social services agencies.

#### **SERVICES**

Case Management  
Durable Medical Equipment Loans  
Elder Law Attorney  
Entitlement Program Application Support  
(Fuel Assistance, SNAP, SSI &  
Tax Abatements)  
Health Insurance Counseling (SHINE)  
Income Tax Assistance  
Life Alert/File of Life Assistance  
Mental Health Support & Wellness Programs  
Mobile Library/Media Delivery  
Onsite Food Pantry/Food Distribution/Support  
Outreach Home and Office Visits  
Support Groups/Caregiver Support  
Technology Support  
Transportation  
Flu/Covid-19 Vaccine Appointment Support  
Veterans Services Support

#### **PROGRAMS**

Art/Craft Classes  
Computer Center  
Cooking Club  
Cultural/Education Programs  
Evidence Based Programs/VNA  
Fit & Strong  
Foreign Language Classes  
Fitness Classes  
Health and Wellness Education Series  
Holiday Meal/Food Delivery and Luncheon  
Local Trips/Excursions  
Intergenerational Music Program  
Men's/Women's Social Groups  
Music Programs and Classes  
Nutrition/M meal/Food Programs  
Outreach: Fun Night Out Programs  
Recreation/Social Programs  
Tablet Loan Program/Technology Class

One of the most important services offered by the COA is transportation, providing rides to medical appointments, hospitals, stores, grocery and prescription pickup, and filling other local transportation needs. This service operates all year, through a combination of on-call paid drivers (paid through grant money from the Executive Office of Elder Affairs and as needed by the town), volunteers and rides outsourced to a private company (funded by the Friends group). This year the Senior Center provided approximately 1,200 rides to almost 150 different individuals.

This year, the COA staff and Board, in partnership with the Town, commissioned a comprehensive needs assessment study on Eastham's Aging Population through UMass Boston's McCormack School of Gerontology. The results of this survey will be available in the first quarter of 2023. The data will be used to allow both the COA and town to plan for the current and future needs of our seniors, including part-time as well as full-time residents. The Town also commissioned a study on the condition and compliance of the Senior Center Building and grounds.

The COA staff is led by Director Dorothy Burritt, and includes Cindy Dunham, Outreach Coordinator; Monica Keefe-Hess, Administrative Assistant; Katherine Gill, Program Coordinator/Driver; James Small, Program Aide/Driver and on-call Medical Transportation Drivers (George Abbott, Gerard Boucher, Paul Langlois, Alan Larson and Jeffrey Nogas). The staff continually works to expand offerings to meet the needs of the growing senior community, which makes up close to 60% of Eastham's year-round population.

In addition to a dedicated staff, the Senior Center is supported by the Friends of the Eastham Council on Aging (FECO) a 501(c)(3) nonprofit, run by dedicated volunteers. The Senior Center is a better place because of the "Friends" volunteerism and generosity; it is the primary financial support for most programs, as requested by the COA Director and Board of Directors. The Friends group funds the content-rich printed version of the COA newsletter which is mailed to all town residents 59 and over, and helps cover increased transportation costs. The FECOA's primary sources of revenue come from operating the all-volunteer Thrift Shop on Massasoit Road and donations.

The town's COA Board of Directors is comprised of 10 active community members who work with the COA staff and Friends to advocate for the town's senior population. Current Board members are Paula Bruns, Carol DiBona, Jan Guidess, Beverly Hobbs, Joan Lockhart (Chair), William O'Shea, Linda Reed, Dr. Richard Trimble, Patricia Turiello (Vice Chair) and Patricia Unish. The Board brings a wealth of experience and expertise, providing significant value to the town in its partnership with and oversight of the COA.

The COA is grateful to the community and would be unable to provide all these programs and services without the help of other town agencies, volunteers, board members, community partners, the "Friends," and the residents it serves. The COA staff strives to enhance its offerings and will continue to provide needed services to allow Eastham seniors to live well, "age strong" and remain independent as vital members of our community.

Respectfully submitted,

Dorothy Burritt, COA Director  
Joan Lockhart, COA Board Chair



# **EASTHAM CULTURAL COUNCIL (ECC)**

## **Mission**

The mission of the Eastham Cultural Council is to promote excellence, education and diversity in the arts, humanities, and interpretive sciences, to improve the quality of life for all Eastham residents.

The Council pursues this mission through a combination of grants, services, and advocacy for cultural organizations, schools, communities, and artists.

The Council serves as a community catalyst for projects and collaborations that address cultural needs. Working with Eastham municipality the council builds relationships that can be beneficial in many ways including advocating the arts and culture in the community.

## **Arts Festival**

The Eastham Cultural Council sponsors the annual Hands on the Arts Festival in June of each year inviting local artists, entertainers, school children and the local community to celebrate arts and culture in Eastham. 2022 was our first year back after a break with COVID. It turned out to be a very successful event with accolades from attendees and crafters alike. The festival is held the weekend after Father's Day. It will be on June 24 and 25, 2023.

## **Grants to Support the Arts, Humanities and Sciences**

Through various programs and partnerships, we serve thousands of children and teens in the arts, humanities, and interpretive sciences throughout the town of Eastham and local communities. These programs help children and young adults to perform better academically, develop essential workforce skills and become productive members of our community. In 2022 we received and distributed Grant monies from the Commonwealth in the amount of \$5,225 to support local arts and humanities programs.

## **Volunteers Welcome**

The Eastham Cultural Council is a municipal entity comprised of volunteers appointed by the town's elected officials falling under the guidelines of the Massachusetts Cultural Council. In 2022 the council welcomed two new volunteer members and continues to encourage more residents to join us.

Respectfully,

Brian LaValley, Chairman

## **PUBLIC WORKS & NATURAL RESOURCES**

During Calendar the year 2022, the Department of Public Works & Natural Resources continued to provide the best possible services to the residents of Eastham.

The Department of Public Works primary mission is to maintain and improve the Town roads and infrastructure. This work is performed and accomplished by a very dedicated and professional staff. Routine maintenance performed within our department on roads includes catch basin repair and cleaning, cutting brush, patching potholes, line painting and replacing street signs. This year's street resurfacing included various streets throughout the Town. The Department is also responsible for maintaining the Town landings, beaches and recreation fields.

During the winter season, the department aims to keep all the streets and public ways clear and safe. All the Town streets, parking lots and sidewalks are swept by department personnel.

### ***Solid Waste***

Transfer station staff assisted over 3,800 Eastham households, and handled numerous additional visitors, who brought in approximately:

- 3,800 tons of municipal solid waste
- 650 tons of construction and demolition materials
- 200 tons of cardboard
- 800 mattresses
- 20 tons of newspaper
- 140 tons of mixed paper
- 70 tons of plastics
- 160 tons of glass
- 15 tons of aluminum cans
- 230 tons of metal
- 13 tons of cathode ray tubes and electronics

We continue to pursue innovative and efficient ways to run our operations, to work closely with our Recycling Committee, and to create new programs that benefit our residents. Recycling programs such as mattress and shrink wrap recycling have been a success. We look forward to offering food waste composting in the future.

### ***Water Department***

In 2022, Under the direction of the Water Contracts Manger, the Eastham water distribution system continued to grow extending our ability to provide a great source of potable water for our residents. Some of the highlights include:

- 411 applications were submitted for connection to the Water System in 2022.
- There are 201 pending applications for water connection.
- 388 customers were connected to the Water System in 2022.
- Brackett Landing Condos, Cedar Banks, and Starfish Condos were connected to Town water in 2022.
- Commercial Business connected to Town Water in 2022: Eastham Veterinary Hospital, Seatoller Plaza, and Village Green Shopping Center.
- The Water Department performed 66 turn on/turn offs in 2022.

- The Water Department performed 40 final water reads or ownership transfers.
- Approximately 6 miles of roads in Phase 1 of water system construction received final overlay paving in 2022.
- Approximately 20 miles of Massasoit Road and Herring Brook Road received overlay paving in 2022.
- Over the summer, additional water supply piping and services were installed at Nauset Regional High School for the portable classrooms and in preparation for the new buildings and construction.
- Construction on Contracts 17, 18, and 19 was completed in Fall 2022. The final 5.4 miles of water main, 53 hydrants, and 239 water services were installed in 2022, as well as approximately 14.2 miles of road paved.
- Water main construction Contracts 20 and 21 were awarded to Dig It Construction in May. Under these contracts, 3.5 miles of water main, 50 hydrants, and 231 water services were installed in 2022.
- Approximately \$7 million of water main construction work was completed in 2022 as part of the Water Project.
- Contract 13 for construction of a third well field and pump station – located at zoning District H off
- Nauset Road and across from the Council on Aging – was awarded to Dig It Construction in September. Work began in October with installation of turtle fencing and silt barriers followed by site clearing. Groundwater and vernal pools monitoring continued at and surrounding the site.
- Design and permitting continued for the new storage tank located at zoning District H and the last water main contracts of the Water Project, all slated for public bidding Spring 2023.

### ***Natural Resources***

In 2022, the Department of Natural Resources continued its efforts to protect Eastham's environment, while ensuring the public safety of everyone enjoying our natural resources. This includes maintenance of conservation lands, oversight of our waterways and shellfish areas, and our responsibility to assist with enforcement of laws and regulations.

Due to the effects of the rise in sea level, and our location on Cape Cod, our natural resources need our constant attention and continued maintenance. Programmatic maintenance of beaches, culverts, outfalls, fish runs, and recreational areas helps the public enjoy the beauty our town has to offer and prepares our community to better handle storm events. Some of our achievements for this past year include:

### ***Harbor and Waterways***

The Harbormaster's responsibilities include oversight and management of Eastham's harbor and waterways, enforcement of Federal and State Laws and Regulations, including managing town landings and aids to navigation. The Harbormaster's office also issues permits for moorings, docks at Rock Harbor, and vessel storage.

Staff conducted mooring sweeps to identify unused and unmarked moorings and used this to contact those who we could identify, to remove the moorings. Lastly, we maintained the waterways by the use of aids to navigation, in the marsh, inlet and in the bay to assist boaters by marking the channels and hazardous areas.

### ***Vessel Permitting***

The following are the number of permits issued in year 2022:

- 37 Freshwater Launch Permits
- 284 Mooring Permits
- 48 Rock Harbor Dockage
- 32 Transient Dockage Permits
- 124 Vessel Storage Permits

### ***Shellfish Propagation***

The Natural Resources Department raises shellfish each year to help keep up with both the recreational and commercial demand in the Town of Eastham. In the upweller at the Salt Pond, the Department grew 350,000 quahogs from approximately 4-5mm in size to 15mm. The quahogs were then broadcasted throughout different parts of the Nauset Marsh Estuary and Town Cove.

The Department also raised 25,000 oysters in the upweller from approximately 15mm in size to around an inch and a half. These oysters were broadcasted in the fall at Hemenway Landing for recreational harvest.

Three shellfish closures occurred in 2022:

The Nauset Marsh Estuary was closed to due Red Tide from March 16 through June 10, July 9 through August 1, and December 22 through January 6, 2023.

### ***Shellfish Buyback Program***

In order to continue fostering a strong partnership with the Eastham Shellfish community, our Shellfish Constable Nicole Paine created the Shellfish Buyback Program in 2021. This provides a fantastic opportunity for the Natural Resources Department to source shellfish from our local growers for propagation in our recreational areas.

In 2022, 22,000 oysters were purchased from Eastham Aquaculture licensees for the annual Oyster Sunday Program at the Salt Pond. Approximately 140 individuals attended opening day on November 6, 2022.

### ***Aquaculture licenses***

34 individuals are licensed to an aquaculture site in the Town. There is a total of licenses totaling 40.5 acres.

### ***Shellfish Permitting***

A permit is required to recreationally or commercially harvest shellfish. A total of 2046 shellfish permits were sold in 2022. They are broken down as follows:

- 937 resident recreational permits

- 641 year-round senior resident recreational permits
- 58 year-round nonresident recreational permits
- 269 recreational permits
- 121 Commercial permits
- 20 Senior commercial permits

### ***Land Management***

The Natural Resources Departments worked with the assistance of AmeriCorps Cape Cod Lehigh house on the following projects in 2022:

Sandy Meadow Pitch Pine Removal. This ongoing project consists of felling, cutting and chipping pitch pine trees in order to preserve the rare Sandplain grasslands and heathland habitat that exists within the Sandy Meadow Open Space.

Herring Run clean-up. The Town of Eastham has two herring runs, one that connects to Bridge Pond and one that connects to Herring Pond. In early March, the runs were walked to ensure that they are free of debris and any necessary maintenance and clean up was completed. The runs are important to not only for river herring but for the eels as well. While adult river herring swim upstream in the spring to spawn in the ponds, the adult eels swim downstream to spawn in the ocean. After spawning, both adult and juvenile river herring will swim downstream to return to the ocean while adult and juvenile eels swim upstream to return to the ponds.

Our upcoming projects include:

- Grow shellfish for recreational and commercial permit holders
- Continue the work at Sandy Meadow removing pitch pines
- Continue cleaning/maintaining herring runs and conservation trails
- We will pursue the installation of a self-payment kiosk to charge to use the boat ramp to help improve and maintain our Rock Harbor facility

We would like to thank the Select board, Town Administrator, Town Committees and Staff for your continued support.

In closing I would like to thank all the DPW and Transfer Station staff, Administrative Assistant, Natural Resources and Water Contracts Manager for all your dedicated service to your department and The Town of Eastham.

Respectfully submitted,

John Roughley  
Superintendent

# **EASTHAM ELEMENTARY SCHOOL**

## **A BEACON SHINING BRIGHTLY BUILDING COMMUNITY, PRACTICING EMPATHY, CELEBRATING INDIVIDUALITY, INSPIRING POSSIBILITY, DEVELOPING LEADERS**

Nestled in the heart of the National Seashore and steps to the Salt Pond Visitor's Center, Eastham Elementary School's location provides wonderfully unique learning opportunities. It's within this beautiful setting that the staff, students, and families have worked together to build a positive school climate and culture; a perfect environment for students to succeed in an ever-changing world. Our students are provided a rigorous academic program that integrates social emotional learning and global awareness. The teaching staff, the supportive families, and the administration work collaboratively to fulfill this mission year after year.

Our current enrollment remains stable and allows for smaller class sizes. At Eastham Elementary, students receive more individual attention and support while working in an environment of high expectations. 2022-2023 student enrollments:

Pre-K: 10	K: 30	Gr 1: 37	Gr 2: 24	Gr 3: 26	Gr 4: 30	Gr 5: 32
Total: 192						

### **STUDENT LEARNING: VISION STATEMENT**

Nauset Public Schools and Eastham Elementary will provide enriching, diverse, and innovative opportunities to prepare students to be life-long, self-directed learners and contributing members of society. By learning how to think critically, problem-solve and collaborate with others, students will be able to reflect on their learning, set goals for themselves, and persevere when facing obstacles in a complex world. We will foster a global perspective through authentic learning experiences, expansion of the traditional classroom beyond the walls of schools, and development of education partnerships and opportunities across the community, the United States, and countries world-wide.

Our Curriculum and Instruction are at the core of our school and the continuous improvement of both is vital. Kindergarten instruction for all students across the Nauset School District towns (Brewster, Orleans, Eastham, and Wellfleet) is based on the Tools of the Mind program. In grades 1-5, all curriculum is aligned to the Massachusetts Curriculum Frameworks.

Teachers and administrators across the district participate on curriculum committees to review, evaluate, change, and ultimately continuously improve the core curriculum and instruction.

### **SCHOOL CLIMATE**

School climate refers to the day-to-day life of the school. A healthy, positive school climate is one that includes a sense of community, collegiality, collaboration, safety, responsibility, and a love of learning. To meet the Social Emotional Competencies of Self-Awareness, Social Awareness, Self-Management, Responsible Decision Making, and Relationship Skills, we integrate a number of resources to create and sustain a happy, healthy, and inclusive school climate and culture.

- This year a partnership with the Yale Institute for Emotional Intelligence has provided our school with a framework for sustaining a positive school culture and climate. The RULER approach has been embraced by our staff and will be implemented with our students and families in the fall of 2023.
- The Second Step Social Emotional Learning program is designed to teach all children prosocial skills. We also provide students and staff with mindfulness training through our partnership with Calmer Choice.

## **PARENT / COMMUNITY INVOLVEMENT**

Educating the children of Eastham takes the collaborative effort of an entire community! Our parents group works tirelessly to enrich our student experience.

- Eastham Elementary School Parents Group; fundraising; enrichment; family events.
- Cultural Programs sponsored by EESPG
- Student Parent Handbook, weekly EES Newsletter via ParentSquare Technology, lunch menu and activity calendar, classroom newsletters, teacher web-pages and teacher communication via ParentSquare. and Eastham Elementary School web page
- We also use Twitter and Instagram.
- Fourth and Fifth Grade students visit the Eastham Council on Aging to sing and interact with our residents.
- Traditional Community Memorial Day Assembly and march
- Community service initiatives.
- Open House format including a curriculum overview presentation in each classroom
- Grade specific curriculum nights for students and parent(s)
- All of our students experience the incredible, local resources made available through the
- National Seashore, the Audubon, and our neighborhood turnip farm.

Respectfully submitted,

William H. Crosby  
Principal  
Eastham Elementary

## EASTHAM ELEMENTARY SCHOOL COMMITTEE

“The Eastham Elementary School community continues to be a beacon shining brightly to help and support our children as they navigate the challenges of a rigorous curriculum and cope with social/emotional issues, all while providing them with rich, engaging learning experiences.”

The Eastham Elementary School Committee has the responsibility and is committed to continuing the vision, mission, goals, and strategies of our school system. These are set forth to focus on providing the very best educational experiences to all of our students. In doing so, the committee has worked together with administration, teachers, parents, and community members to establish a sound and fiscally responsible budget that reflects funding to support the current program at Eastham Elementary School and finding the balance between the towns’ fiscal guidelines and the educational needs of our students. This is the primary role of the school committee.

Other areas of accomplishment are:

- Review and assess recommendations of Policy Committee
- Review and assess performance of Superintendent.
- Review and approve the annual School Improvement Plan
- Review and approve the EES Parent Group’s upcoming activities and fundraisers.
- Monthly review of the EES expenditure report
- Updates on school enrollment and projections for the future
- Review of Next-Generation MCAS results
- Promoting the benefits of a public school system to the community
- Take part in MASC (Massachusetts Association of School Committees) yearly conference which provides and encourages resources for school committee professional development programs that will enable school leaders to have the knowledge and skills required to provide effective policy leadership for the school.
- Involvement in community outreach, i.e. Council On Aging activities, visiting classrooms during American Education Week
- Collaborate with other elementary schools in our Union 54 regarding our local concerns, issues, updates, and information.
- Collaborate with Nauset Regional Committee regarding all district updates and information.

Respectfully submitted,

Judy Lindahl, Chair  
Ann Crozier, Vice Chair  
Edgar Miranda  
Eric Shannon  
Erin Ellis



## FINANCE COMMITTEE

The primary focus of The Finance Committee is to give recommendations and comments on articles on the Town Meeting Warrant as required by the Town Charter. As required, the Committee reviewed the annual budget and noted its votes in the Town Meeting Warrant.

In addition the Committee provides written comment on the Warrant articles it deems of interest. Whenever possible, it recommends the tax impact and cost benefit analysis be provided. The Committee must also approve expenditures from the Reserve Fund and year-end transfers.

A secondary role of the Finance Committee is oversight of significant capital projects with a representative on each Capital Projects Committee as required by the Town Charter. This may change once the revised Town Charter is approved by the state and Governor. Finance Committee representatives have been extremely active in discussions and decisions taken on the town-wide water system, Rock Harbor project, NRHS Building project and Strategic Planning.

In addition, the Finance Committee provides analysis and advice on various finance, accounting and related operational matters referred by the Select Board, Town Administrator or as identified by the Committee itself.

Finance, accounting and operational matters include:

- # Sources of new or expanded revenue (Marijuana, short term rentals, town water)
- # Opportunities to reduce cost or increase efficiency (solar energy projects )
- # Capital Planning
- # Pension and related liabilities and funding (Other Post Employment Benefits)

The Finance Committee consists of nine members; three (3) members appointed by the Moderator, three (3) members appointed by the Select Board and three (3) members appointed by the Finance Committee for the term of three (3) years overlapping. The Committee meets monthly throughout the year with additional meetings as needed during the budget season. Public attendance is welcome.

The Committee has a responsibility to keep abreast of ongoing projects and activities and their potential financial impact to the Eastham taxpayers.

The Committee wishes to thank three members who have served over the past several years and will be greatly missed (Jerry Cerasale, Steve Cole and George Deptula). The Committee welcomes new members (Joanna Buffington, Thomas McNamara and Rae Ann Palmer)

Respectively Submitted,

Mary Shaw: Chair  
Peter Wade : Vice Chair  
Rae Ann Palmer : Clerk  
Joanna Buffington  
Russ French  
Tom Gardner  
Rick Knight  
Tom McNamara  
Roy Merolli

## FIRE DEPARTMENT



The Eastham fire department is committed to providing the citizens of Eastham an effective, well-trained team of professionals to protect their lives and property through fire prevention, fire suppression, emergency medical services and education.

We are a career department made up of one fire chief, one deputy chief, four Captains, four Lieutenants, fourteen career firefighters, and one administrative assistant. Fourteen firefighters are certified Paramedics and eight are certified EMTs. The fire station is manned by a minimum of 4 members, twenty-four hours per day, and seven days a week.

### SUMMARY OF ACTIVITY FOR 2022

Incident Type	Number of Incidents
Medical Emergencies / Rescue	1,667
Fires	33
Motor Vehicle Accidents	88
Service Calls	189
Good Intent Calls	133
False Calls	156
Hazardous Conditions	11
Special Type/Complaints	1
Severe Weather	9
<b>Total</b>	<b>2,437</b>

### FIRE AND EMS OPERATIONS



The average response time was 4 minutes 7 seconds. Mutual aid was provided to other communities 119 times and mutual aid was received 62 times. Damage from fire totaled \$1,850,000. Medical emergencies continue to account for the largest percentage of our call volume. There were 842 medical transports, 217 of which were basic life support and 625 were advanced life support. \$757,577.00 was collected in ambulance fees. Additionally, we applied

for and received \$106,266 from the ambulance certified public expenditure program. This program, which is run by MA health and human services department, enhances our reimbursement of Medicare/Medicaid costs to help defray the costs of providing

ambulance services to our residents and guests. Typically the reimbursements are far below the actual costs, so this program is very welcome to the department and town.

The fire department is classified by the insurance services office (ISO) as a class 4 department from a class 9 department, with a class 1 being the best. This improvement is due to Eastham having over 90% fire hydrant coverage. It is anticipated that, with the addition of our new ladder truck, this rating will improve resulting in even lower property insurance rates for our residents and business owners.

## **PERSONNEL**

2022 brought more change to the Department. In November of 2021, Chief Kent Farrenkopf retired after 6 years at the helm. Deputy Dan Keane was installed to be the next Chief of the Department. This created an opening for Deputy Chief. After a long search, our own Captain Lisa Albino was sworn in as the new Deputy Chief. Deputy Albino has served the Eastham Fire Department for 35 years and is the perfect fit.

Having the good fortune to be able to fill these leadership positions from within, we continued the internal promotions with Kurt Fisher filling the vacant Captain position and Laytin Reis being promoted to Lieutenant. Firefighter Donnie Watson was also promoted to Lieutenant. Lt. Eric Hilferty resigned from the department to move out of State. These changes have given a whole new look to the Eastham Fire Department. One that has positioned us to move into the future in good hands.

Captain Ryan Van Buskirk was assigned the role of EMS officer. This role is vital to the successful administration of our very busy ambulance service as well as the continuing education and training of all of our EMT's and Paramedics.

The combination of retirements, resignations and some long term injuries decimated the staff of the Eastham Fire Department. At one point, we were operating with only 75% of available personnel. This required mandatory overtime to cover shifts and vacations, putting us in a significant hole in our overtime budget. We managed to save in other areas of the budget and only requested a small transfer of funds to cover the shortage.

Seeing a weakness in staffing, and in collaboration with Town Hall, we were able to fund 2 "day shift" EMT's. These positions are our "on deck circle" players who work every day from 8am to 6pm to add an extra person on every shift. If there is a long term vacancy we can use a day shift person to fill the spot, limiting our overtime exposure.

Our first day shift hires are Chase King and Katie Kerrigan. The addition of these positions quickly showed their worth, as they both filled spots due to injuries. We will continue to maintain a strong staffing model to keep our citizens protected.

Our office manager, Sherri Porteus also retired after 16 years. Her position was filled by Jennifer Anthony. Jennifer had previously worked for the Harwich FD in a similar role. Jen has settled in and is doing a fantastic job. Next time you stop by the station, say hello to Jen!

## **VEHICLES, STATION AND EQUIPMENT**

The department is fortunate to have a well-maintained fleet of apparatus and we are very grateful to the residents for supporting our fire apparatus capital replacement plan. We received our two new replacement ambulances. Due to the uptick in



by Pierce Manufacturing in Appleton, WI. Expect to see this truck in our station sometime in February 2023.

We work hard to secure grant funding to offset the costs of operating a fire department. In December, we were notified of a \$15,488 grant for protective gear for our new hires, a \$25,000 grant to offset the cost a maintaining a third ambulance and \$5,450 grant from the Cape Cod Foundation for medication vaults.

In addition to fighting fires, the fire departments expanded role includes a host of other emergency services such as paramedic level emergency medical care, hazardous materials response, technical rescue and water rescue. We also provide many educational and community risk reduction programs including CPR training, car seat installation and fire prevention programs.

## **FIRE PREVENTION AND LIFE SAFETY EDUCATION**

In November, our Community Outreach Officer, Lt. Rachel Topal, received the State Firefighter of the Year Award for Community Service. Lt. Topal was awarded the Norman Knight Award for Excellence in Community Service. Anyone who knows Rachel knows how passionate she is towards Eastham and its residents. Continually working with the COA, Library and others, she ensures that our students and seniors – our most vulnerable – are educated and prepared for fire and life safety events. A big congratulations to Lt. Rachel Topal on this “first ever” award for Eastham.

The department was awarded a \$6,200 grant from the Massachusetts department of fire services for the student awareness of fire education (SAFE.) and Senior SAFE programs. These funds allow us to conduct fire prevention and educational programs for school-aged children and members of our senior population.

We conducted 411 inspections in 2022 – \$20,450 was collected in fees for permits and inspections. Many of these inspections were on properties that were being sold. Upon the resale of a property, the seller must have an inspection from the fire department to certify that all smoke and carbon monoxide detectors are in working order. The importance of having these devices in proper working order cannot be understated. Three of every five home fire deaths in the United States resulted from fires in homes with no working smoke alarms.

Remembering to change the batteries in your detectors when changing the time on your clock is the best way to ensure they remain in proper working condition. If you need assistance or have questions, please do not hesitate to contact us.

This year 710 burning permits were issued and \$7,100 was collected in fees. As a reminder, Massachusetts provides an open burning season from January 15th to May 1st. The Commonwealth has strict guidelines that must be adhered to, and everyone must obtain a permit from the fire department, either online or in person. The fire department does not have any discretion to expand the guidelines, change the hours, or extend the burning season. The decision to allow burning varies from day-to-day depending on weather conditions as determined by the DEP. All permit holders must call to see if burning is allowed prior to starting the fire. I ask that persons who wish to burn respect others and the law. The right to burn brush is limited and not guaranteed. The burning of anything other than brush is strictly prohibited.

In closing, on behalf of the officers and members of the Eastham fire department, I would like to extend our gratitude to the Select Board, Town Manager and all Town departments for their assistance and support during the year. On a personal note, I would like to thank the members of the department for the outstanding work they do every day serving the citizens of Eastham. They are an amazing group of dedicated men and women who provide the very best in fire and emergency services.

Respectfully submitted,

Daniel Keane  
Fire Chief

## **1651 FOREST ADVISORY COMMITTEE**

In 2022 the Forest Advisory Committee continued to work to with the Friends of the Eastham 1651 Arboretum and provide oversight of the continuing Forest Project in Wiley Park. We continued our efforts to improve and update our cloud based data entry system by recording all new plantings and updating the location, growth and survival rate of prior plantings. There was one planting event and a maintenance event coordinated and carried out by the Friends.

Henry Lind, of the Advisory Committee, has been updating our tablet-based data entry system for our planting inventory. The GIS accuracy continues to improve, which can be seen with our improved mapping capabilities.

The Committee and Friends of the Eastham 1651 Arboretum had a busy 2022 season, adding bayberry, scrub oak and beach plum plants to the fenced restoration project area located in the southeast quadrant of the park. Prior years plantings of blueberry and scrub oak are surviving and doing well plus we observed indications that existing native plants are recolonizing this protected area and filling in around our plantings.

The committee is considering expanding the use of fenced off protected areas to restore areas where the existing habitat has been severely damaged, dug up or altered.

Respectfully Submitted,

Michael Harnett, Chairperson

## **EASTHAM HISTORICAL COMMISSION**

The Eastham Historical Commission held ten regular meetings during 2022. No meeting was held during the month of December. The Commission conducted two sight visits, one to the Town's Cove and Bridge Road Cemeteries, and one to a dwelling on Locust Street that was awarded the 2022 George Abbott Preservation Award.

The Commission is obligated by state mandate to identify all Eastham homes that are 75 years old or older. Property owners of these homes wishing to apply for a demolition permit must participate in a review session with the EHC.

A public demolition hearing was held in November to accommodate a request for demolition of a cottage on 150 Crosby Village Road. The Commission approved a demolition permit for this dwelling.

In order to continue the process of identifying older homes in Eastham, the EHC applied for and will receive a grant from the Eastham CPC pending Town Meeting approval in the spring of 2023. The Eric Dray Consulting Firm has been asked to survey and record Eastham properties dating back to 1900, and to create "form B's" for these properties as required by MA law.

The Eastham Historical Commission thanks the Town's Administrative Office, the Assessor's Office, the Tax Office and the Building Department for all assistance given to complete the Commission's many tasks.

Respectfully submitted,

J. Holden Camp Jr. Chairman

## **EASTHAM HOUSING AUTHORITY**

The Eastham Housing Authority owns and manages twelve duplex units and one single-family dwelling located throughout town. The Authority continues to utilize the management services of the Orleans Housing Authority under contract.

The housing authority is actively searching for suitable housing opportunities and supports the town and its efforts to create more affordable housing.

Respectfully Submitted,

Edward Brookshire

Jerry Cerasale

Eileen Morgan

Sarah Burrill

Mike Lopardo

James McMakin

Eastham Housing Authority



## HUMAN SERVICES ADVISORY COMMITTEE

The Human Services Advisory Committee has been in service to the Town of Eastham since 1992. As of October 2022, the committee now has its full seven members: Lauren Arcomano, Felice Coral, Stella Edmondson, Beverly Hobbs, Hilda Merolli, Dilys Smith, and Kate Berg, who serves as Chair. The committee meets weekly during the Fall, beginning in mid-October, usually ending by the middle January.

Each year the Town of Eastham accepts funding requests from area Human Service providers and this Advisory Committee is charged with reviewing the submitted applications. Meeting remotely while considering requests for FY2023, the Chair invited a representative from each agency to a scheduled Committee meeting, giving the group an opportunity to hear directly how the requested funding would be used by the agency to provide continued support to Eastham residents. When the review process ended, the Advisory Committee voted on and recommended to the Town Administrator and Select Board specific grant amounts for each agency within a predetermined budget. This overall amount became a line item in the annual town budget that is presented at Town Meeting in May for approval by the citizens of Eastham.

Because the afterschool program at Eastham Elementary School (ECEC) became part of the town Recreation Department, any funding that this Committee oversaw related to ECEC was moved to the Recreation Budget reducing our overall budget by \$20,000 for FY2023.

For FY2023, the committee recommended the following:

AIDS Support Group of Cape Cod	\$ 4,000
Alzheimer'sFamilySupport Center	\$ 4,250
Cape Abilities	\$ 1,000
CapeCodChildren'sPlace	\$ 8,000
Family Pantry	\$ 2,000
Food 4 Kids	\$ 5,000
HelpingOurWomen	\$ 2,800
Homeless Prevention Council	\$ 11,000
Independence House	\$ 6,700
Lower Cape Outreach	\$ 10,500
Mass Appeal	\$ 2,800
NausetTogetherWeCan	\$ 2,000
Outer Cape Health	\$ 2,500
Outer Cape Health CommunityNavigatorProgram	\$ 25,000
Sight Loss Services	\$ 1,500
<b>Total distributed:</b>	<b>\$ 89,050</b>

We are confident all of these agencies deserve the Town's support so that they may continue to serve and support the needs of our residents.

## EASTHAM PUBLIC LIBRARY

Mission Statement: The Eastham Public Library's mission is to be a safe and welcoming center for information, materials, services and programs intended to strengthen community; enhance leisure time; open access to the latest technologies and support lifelong learning.

*(Adopted August 10, 2019)*

This year, the Eastham Public Library celebrated its 125<sup>th</sup> Anniversary at its current location. To commemorate this anniversary, Library Director Melanie McKenzie created a memorial exhibit for the late summer with materials from the library's archives. The exhibit covered the history of the library from 1878 when the Town appropriated money for a new library to present day and the most recent library renovation.

Library staff are proud to have developed a variety of new collections for the public. Staff Librarian Corey Farrenkopf, who joined us this past January, curated a new Seed Library, Videogame Collection for Adults, Graphic Novel Collection for Adults, and streaming video collections through Kanopy and Craftsy. Outreach Librarian Marianne Sinopoli curated a Young Adult Board Game Collection and developed a new web page with resources for youth, teens, and families. In addition, the library also purchased a new Switch gaming system for intergenerational programs.

One of the main goals for staff this year was to re-establish consistent and engaging in-person programming. Assistant Director Karen MacDonald & Staff Librarian Corey Farrenkopf have developed monthly writing and book discussion groups. We now have a monthly adult Book Group; a monthly intergenerational Fantastic Reads book group that focuses on sci-fi, fantasy and horror; a weekly Short Story Discussion Group; a monthly Manga & Comics Club for Teens; and a Generative Writing Workshop that occurs twice per month. Moreover, Youth Services Librarian Fran McLoughlin continues to offer weekly programs for youth and families. Each week, we have Pre-School Story Time, Lego Free Play, and a Lactation Support Group for new parents.

This year our Summer Reading Program theme was "Oceans of Possibilities." Library staff and volunteers signed up over 50 participants for the Summer Reading Program at the Town's T-Time Summer Kick-Off event, and by the end of the summer we had over 170 program participants. Volunteers from the Eastham Police Department, Fire Department, Cape Cod National Seashore, and Orleans Firebirds led special community story times.

A major highlight of 2022 was the library's collaboration with Town Departments and community organizations. This year, the library had the opportunity to host informational and outreach events from organizations including the Eastham Community Development Department, Eastham Police Department, Eastham Climate Action Committee, the Community Development Partnership, the Homeless Prevention Council, Helping Our Women, and the Cape Cod Children's Place. Moreover, we had numerous successful collaborations with the local school system, including hosting the NRHS Spring Orchestra Concert, suicide awareness and prevention events, and our annual Repurposed Book Art Exhibit and Contest.

Coming out of the COVID-19 pandemic, staff were eager to expand our outreach and find new ways to connect with the public. After learning more about TikTok for libraries at a statewide conference this past spring, Corey Farrenkopf created a library account on TikTok, which is one of the most used social media platforms for people under 25 years of age. On this new platform, library staff can easily create short videos that promote our events and programs, teach patrons about our resources and services, and entertain the public. An additional benefit of TikTok is that we can easily share these videos to Instagram and Facebook so that we can meet our patrons where they are on social media.

With Nauset Regional High School under construction, we were not able to resurrect the Turnip Festival as it has existed in years past. Instead, Outreach Librarian Marianne Sinopoli spearheaded an alternate plan for Turn Up for Fun Day that was held at the library on Saturday, November 19. With a few select performers and activities for youth, it turned out to be a fantastic event for families. In conjunction with Turn Up for Fun Day, we hosted Turn Up for Tunes at the Chapel in the Pines, where the Cape Cod Ukulele Club played a few sets and folks could grab a snack and some cider. The library was also thrilled to present the third year of the Taste of Turnip collaboration with local eateries. On November 19, 25 local eateries served up a creative list of dishes featuring turnips.

Library staff are grateful for the community's continued support, especially during the last few years. The generous help of our dedicated Friends of the Library group and library volunteers make it possible for us to continue to provide a dynamic range of programs and services for our beloved Eastham community. For every chapter of your life, the Eastham Public Library is here to serve.

The following library statistics are from FY22:

**Staff:** 6 full-time | 1 part-time | 2 floaters

**Hours open per week:** 40

**Holdings:** 52,706 physical holdings; 62,043 electronic holdings

**Circulation:** 127,598

**Interlibrary Loans:** 15,265 sent out | 9,233 received

**Registered Borrowers:** 6,931 total | 2,658 Eastham residents

**Programs:** 113 offered | 2,275 attendees

**Summer Reading Participants:** 177

Respectfully submitted,

Al Alfano, Trustee Chair

Joanna Stevens, Trustee Vice Chair

Willow Shire, Secretary

Mary Shaw, Trustee

Ian Hamilton, Trustee

Melanie McKenzie, Library Director

Bailey Nobili, NRHS Student Ambassador

## OLD TOWN CENTRE HISTORIC DISTRICT COMMISSION

The Old Town Centre Historic District (OTCHDC) was formed under the provisions of Chapter 40C Massachusetts General Laws, as amended by Chapter 168, Acts of 1975 by-law adopted at the Eastham Town Meeting in 1986. The Old Town Centre Historic District Commission's purpose is to review all new construction, reconstruction, alterations, movements and demolitions of all exterior architectural features of buildings and structures within the Old Town Centre Historic District, which are visible from any public street, public way or public park. This also includes changes to outbuildings, fences, walls and some signs.

Three applications were received and approved by the Commission in 2022, as follows:

**Case No. OTC2022-1, March 1, 2022:** 115 Locust Road, Map 12, Parcel 47. Pursuant of MGL.C. 40C and C.80 of the Eastham General By Law, Alvin and Susan Epstein (Owners) seek a Certificate of Appropriateness or in the alternative, a Certificate of Non-Applicability, to construct an outdoor shower attached to the front, eastern side of an existing accessory structure. The application was reviewed for a Certificate of Appropriateness. After a review of the submission and discussion, the application was approved by all four present Commission members.

**Case No. OTCHD 2022-2, May 26, 2022:** 180 Locust Road. Map 12, Parcel 41A, Pursuant of MGL C. 40C and C. 80 of the Eastham General By Law, Patricia M. LaBranche (Owner) seeks a Certificate of Non- Applicability, "to restore/renovate the existing garage/carriage house...with consideration of maintaining the existing facade/appearance." The application was reviewed. Because the Commission did not make a determination on the application within the 60 days from its filing, the Commission issued a Certificate of Hardship, approved by all three present Commission members.

**Case: Eastham Veteran's Memorial, May 26, 2022:** 875 School House Road, Eastham Veterans Memorial Committee (Owner) seeks a Certificate of Non-Applicability, to install a granite monument with associated paved area, landscaping and benches. It will be located on the south area of the site adjacent to Nauset Road, and remote from the original schoolhouse. The project conforms to categories 3 and 4 listed in the Categories Entitled To Certificates of Non- Applicability. After a review, the application was approved for a Certificate of Non- Applicability by all three present Commission members.

Respectfully submitted,

James Cohen, OTCHDC Chair

## OPEN SPACE COMMITTEE

The charge of the Open Space Committee is to: Prepare and maintain an open space planning document for the Town of Eastham; Identify and prioritize a program of continuous land acquisition and protection; Develop plans for use and maintenance of current open space holdings; and Develop plans for use and maintenance of potential open space acquisitions.

The OSC is part of a Town work group that also includes representatives from the Recreation Commission and Department and the Conservation Commission which is looking into working with a consultant to write an updated Open Space and Recreation Plan. An updated Open Space and Recreation Plan is required to be submitted and approved by the state every seven years. Its purpose is to detail existing open space, conservation and recreation conditions in Eastham and to consider future needs and action steps. Towns are required to have an approved current OSRP in order to apply for certain state grants.

The Consultant would also facilitate the completion of a Land Stewardship Plan for the Town's major parcels: Wiley Park, Nickerson Conservation Area, Cottontail Conservation Area, Southeast Eastham Conservation Area, Sandy Meadow Conservation Area, and Higgins Conservation Area.

As in past years, we continued to work on the OSC Land Prioritization Protection Plan with a review of private and town-owned parcels to identify key parcels for protection within water districts, watersheds, coastal and low-lying areas, areas with significant rare wildlife and natural habitat, among other criteria.

The warrant article which the Committee supported to establish a Conservation Fund did not pass at the May 2022 Town Meeting. The Committee continues its research into other avenues to allow the Town to move quickly when it has the opportunity to purchase an environmentally important parcel.

The Committee is continuing the design work for three educational signs at Sandy Meadow for the Sandy Meadow Open Space Interpretive Project, which looks to increase awareness and understanding of the importance of this rare habitat through informational signs describing the plants, animals, and insects which depend on these Sandplain Grasslands and Sandplain Heathlands for their life cycle.

The Committee worked on a joint re-vegetation project with the 1651 Forestry Committee to restore an area that was damaged by overuse in Wiley Park and continues to work with stakeholders on education about the awareness of the use of conservation areas and sensitive natural habitats and the potential development of new land use rules with the support of the Conservation Commission,

The OSC is participating in a working group with the Affordable Housing Trust and Town Planning Staff to identify criteria for determining which parcels in town are preferable to remain open space and which are more suitable for affordable housing or a combination of both.

This fall the Committee began a social media presence showcasing the natural beauty of Eastham. Follow us, on Instagram (Eastham Open Space) and on our Eastham Open Space Facebook page.

We would like to thank Peter Wade for his many contributions to the Open Space committee over several years. We will miss his thoughtful and insightful problem solving abilities.

Respectfully submitted,

Frances Lewis, Chair

## **PLANNING BOARD**

The following information summarizes the activities of the Eastham Planning Board for the year 2022.

The Planning Board acted on 20 applications, distributed as follows:

Residential Site Plan Approvals 19

Commercial Site Plan Approval (Special Permits) 1

The Planning board recommended approval for several zoning bylaw amendments that were approved at the 2022 Annual Town meeting including: Inclusionary Zoning Bylaw, Open Space Residential Subdivision (Cluster) Bylaw, Motel/Cottage Colony Conversion Bylaw, and Two-family Development Regulations. Activity for the coming year will include continued coordination with the Zoning Bylaw Task Force to review proposed zoning amendments related to residential development.

The Planning Board is comprised of an excellent team of concerned and talented Eastham resident volunteers who are dedicated to helping develop our community. These volunteers are supported, supplemented, and guided by the enthusiastic and highly competent staff of the Town's Planning Department.

Respectfully submitted,

Daniel Coppelman, P.E. Chairman

W. Davis Hobbs

Craig Nightingale

Peter L. Weston

William Craig

Jim Kivlehan

Brian Earley

## POLICE DEPARTMENT

The year 2022 brought more change within the ranks of the Eastham Police Department. Sergeant Mark Haley retired after a 34-year career at the Eastham Police Department. I want to thank Sgt. Haley for his exemplary and dedicated service to this community. Sgt. Haley demonstrated top-notch police work every day and instilled that knowledge in many of the officers that work at this department today. His knowledge and leadership will be missed, but we wish him well in his next chapter in life. As Sgt. Haley retired, Officer Gregory Plante was promoted to the rank of sergeant. In his 10 years with the department, Sgt. Plante has exhibited an incredible work ethic, a desire to constantly learn, and outstanding leadership. He is currently assigned to the midnight to 8am shift, and I have no doubt that he will be extremely successful in his new role. The year 2022 also brought other new faces to the police department. Officer Stephen Brown was hired as our newest patrol officer, Dispatcher Sarah McCarthy as our newest dispatcher, and Renee Averett as administrative assistant to the chief. Each has already proven to be a valuable member of the Eastham Police Department team.

High-level training continues to be of top priority for the department. Officers who have been recently promoted to supervisory roles attended leadership and supervision classes, while our patrol officers continued to train in areas such as law updates, de-escalation, and proper practices for handling mental health related calls. The Eastham Police Department also conducted a large-scale training at Nauset Regional High School this past summer centered around responding to an active threat. We were joined at this training by our partners from surrounding police departments as well as the National Park Service.

The Eastham Police Department continues to aggressively seek grant funding opportunities in an effort to keep the cost of running the police department as low as possible for Eastham taxpayers. In 2022, we received the 911 Training and Incentive Grants which not only funded training opportunities and improvements to our emergency dispatch center but also supplemented overtime and salary expenses. We also obtained grant funding from the State of Massachusetts to provide additional traffic enforcement on our roadways and to purchase traffic enforcement equipment.

Many steps were taken in 2022 to advance emergency preparedness for the Town of Eastham. Staff of the Departments of Police, Fire, and Public Works worked together to review and enhance plans for emergencies such as natural disasters. A large-scale "table top" exercise was held in November of 2022 where town staff talked through a mock natural disaster. The intent of the exercise was to identify how Eastham would respond to such an event and what areas needed to be improved to ensure the highest level of service to our community. I am pleased to say that every Town of Eastham Department participated in the exercise along with our emergency planning partners from Barnstable County. We were able to identify areas of strength and weakness and have already begun implementing changes to be as prepared as possible.

Traffic enforcement continues to be a primary mission for the Eastham Police Department. We continue to aggressively enforce speed limits, as well as other motor vehicle laws, both on Route 6 and on our secondary roadways. Over the past couple of years, we have added to our fleet a Harley Davidson motorcycle and an unmarked police car specifically designed for traffic enforcement. We will continue



to aggressively enforce traffic laws with the goal of keeping our roadways as safe as possible for residents and visitors.

Our Eastham Police Department Community Policing Team, consisting of one sergeant and four patrol officers, continues to work hard to interact with all residents in our community. From reading books to children at the library to partnering with Eastham Recreation and the Eastham Council on Aging for holiday events, we are always looking for positive ways to interact with any and all members of the Eastham Community. New in 2022 was a week of “Cop Camp” hosted at the Eastham Police Station. Approximately 20 children attended the camp for five days and learned all about our jobs and equipment. They had also had a special visit from a Barnstable County K-9 Team and the Massachusetts State Police helicopter! We hope that the community enjoys these events as much as the officers do!

Detective Daniel Burnham continues to serve as the Eastham Police School Resource Officer assigned to Nauset Regional High School. Officer Burnham has been in this role for four years and continues to receive specialized training for this position. Furthermore, Officer Carrie DeAngelo, assigned as the liaison to Eastham Elementary School, is available to school staff for any need that they have and also conducts regular walk-throughs of the facility. Both officers have worked hard to develop great relationships with students and staff at each school and will continue to do so moving forward.

For more information about other services offered by the Eastham Police Department, please visit our website at [www.eastham-ma.gov](http://www.eastham-ma.gov) and browse to the police department page under “Departments.” The entire staff at the Eastham Police Department looks forward to continuing to serve the Eastham community in 2023. We will continue to work hard for our residents and visitors and will do so **“In Partnership with Our Community.”**

The mission statement of the Eastham Police Department is as follows:

“The Eastham Police Department will provide the highest level of service through the enforcement of laws and the protection of life, property, and the constitutional rights of all. We will meet the present and future needs of the public through a continued partnership with our community. We will remain dedicated to service and committed to excellence, focusing on the following core values:

INTEGRITY – We hold ourselves accountable to the highest level of honesty, truthfulness, and ethical conduct.

PRIDE – We take pride in ourselves as individuals, our division as a team, and our citizens as a community.

RESPECT – We will ensure that all persons are treated with equality, dignity, and courtesy.

PROFESSIONALISM – We are committed to the highest level of professional standards through development of highly trained and motivated employees.”

Respectfully Submitted,

Adam E. Bohannon  
Chief of Police

## TOWN REPORT 2022 FOR POLICE DEPARTMENT SERVICES STATISTICS

### VIOLENT CRIMES

Sex Crimes	11
Kidnapping	0
Assault	29
Threats	6
Domestic Disturbance	44
Domestic Order Violations	3

### SERVICE CALLS/COMPLAINTS

Animal Control Calls	369
Suspicious Incidents	281
Missing Persons	16
Sudden Deaths	9
Well Being Checks	301
911 Hang up/Abandoned Call	501
Alarms	347
Restraining Order Service	31
Summons Service	94
Lost/Found Property	228
Assist Citizen	497
Assist Other Police Agency	361
Directed Patrols	2711
Directed Traffic Enforcement	332
Business Checks	2740
House Checks	304
Noise Complaints	74
Assist Fire Department	2128
School Incidents/Services	154
Disabled Motor Vehicle	149
Civil Rights Violation	0

### DRUG/ALCOHOL INCIDENTS

Drug Violations	9
Protective Custody	5
Driving While Intoxicated	10
Drug Overdose	2

### PROPERTY CRIMES

Burglaries	28
Larceny/Fraud Reports	60
Motor Vehicle Theft	0
Vandalism	15
Trespassing	19

### Motor Vehicle Law Enforcement

Civil/Criminal Citations	208
Written Warning Citations	971
Verbal Warnings	2094

### 2022 TOTALS

Total Calls for Service- 2020	16234
Total Motor Vehicle Crashes	208
Total Motor Vehicle Stops	3109
Total 911 Calls Answered	2644
Total Firearm Licenses Issued	109

## RECREATION COMMISSION

The Mission Statement of The Town of Eastham Recreation and Beach Department is to provide and promote year-round programs and activities that enhance the quality of life of its participants.

### Recreation Programs and Special Events:

- January, February, March

Winter Sports included: Youth Basketball, Adult Pick-Up Basketball, Adult Indoor Pickleball and Adult Evening Yoga.

Afterschool Clubs included: Mixed Bag Club, Sports and Sorts, Roaming Rec Adventures, Beach Club, Recess Club and Outdoor Adventure Club.

The Recreation Department joined forces with ECEC Afterschool Program and ran a February Vacation Special (3 days of fun from 8am – 5:30pm).

Events included: Valentine Card Making Evening and our Candy Contest.

- April, May, June

The Afterschool Program (formerly ECEC) was absorbed by the Recreation Department. This program runs at the elementary school, 5 days a week from 2pm-5pm. Attendance is 50-55 children per day with over 70 children enrolled in the program! This has been an exciting addition to the Recreation Department!

Sports Programs for the Spring included: T-Ball Tots and K-1 T-Ball, Grade 2 Baseball, Track and Field and Softball.

Spring Events: Egg Hunt, Earth Day Beach Clean-up, World Oceans Day Beach Clean-up, Kick-Off Summer Ice Cream Social at T-Time!

The Kick-Off Summer event was a way to show the potential uses that the T-Time property has! The Recreation Department provided a DJ, face-painting, games and more!

Between the two beach cleanups, the collected trash surpassed 5,000 pounds! Trash from this was used to create Shelly the Terrapin turtle (approx. 4 feet high, over 6 feet long and 4 feet wide!). Shelly was designed by local artist, Kim Walwer, and created at the Eastham summer rec program! Springtime is also very busy with beach prep, summer staff prep, mail-in stickers, the sticker office opening and registration for summer programs!

- July, August, September

This summer the Recreation Department extended their summer rec program to a full day! Children were able to attend from 7:45am until 5pm! This program serves Eastham children ages 5 through 12 with also the opportunity for teens ages 13 and 14 to volunteer as youth leaders! This summer also included a week of “Patrol Pals” with the Eastham Police Department. We thank EPD for their continual support and partnership!

Other summer programs included: Beach Yoga and Guided Historical Bike Rides.

The Windmill was open seven days a week and many who entered stated that it was their first time being able to enter any windmill and they were overjoyed to do so. Our bayside beaches and ponds continued to run at a normal capacity with more popularity in Wiley Park, First Encounter and Herring Pond.

The summer ended with Windmill Weekend where the Recreation Department kicked off the weekend with Yoga on the Green! The Recreation Department also sponsored a guided bike ride, family games on the green, a free children's raffle, laser tag on the Field of Dreams alongside a gaming truck and brought back the ever-popular trike race! Early September brought with it fall youth soccer and the afterschool program.

- October, November, December

Afterschool program, Beach Club, Running Club, Rugby, Soccer Tots, Youth Soccer, and Holiday Crafts and More Club!

Recreation Events included: Soccer Jamboree, Halloween on the Green (pumpkin contest, costume contest, food vendors), Annual Thanksgiving Rubber Duck Race, Light the Night. Our Halloween event was revamped to include fun games kids could play at each vendors booth as they went trick or treating. We added a pumpkin patch and photo backdrop and the event included music, lawn games, a pumpkin carving contest and a costume contest. Our 16th Annual Duck Race was a smashing success thanks to our wonderful volunteers who helped move approximately 250 ducks and hand out hot chocolate, snacks AND twenty-eight prizes of turkeys, pies and the fan favorite lame duck hat!

The Recreation Department participated in a couple holiday functions hosted by other organizations. With Trunk-or-Treat returning for the first time in two years, the Rec van was decorated with a spooky theme and candy was served to approximately 900 kids. Eastham Rec and Santa joined the Visitor Service Board for their Carols on the Green event in December that was relocated to the library this year due to rain.

We, along with the recreation staff, hosted a new Holiday event called "Light the Night" where local organizations and town departments decorated beach gate shacks like gingerbread houses! Santa and his favorite reindeer were escorted to the event by the Eastham Police Department. This is an event we hope to bring back annually!

### **Field of Dreams Project:**

- The dugouts were completed in Spring of 2022 and look fantastic! They were utilized during the t-ball, softball and senior softball season and were well received by players and coaches. Thank you to Cape Cod Tech for our fabulous dugouts!
- Upcoming will be resurfacing the playground with a poured-in-place rubber surfacing and finishing up with fencing around the dugouts.

### **Wiley Park Project:**

- Construction of the new playground was completed in the Spring of 2022. We were excited to show-off the new play pieces surrounded by new fencing and sidewalks. The renovated area has been well-received by all ages and has become a frequent stop with our afterschool clubs! Proud to say our Rec kids list it as their new favorite spot to play with their friends.
- Woodchips were donated and spread in between and around the concrete walkway and pad. Special THANK YOU and shout-out to Treeworks Co. for their generous donation!

- Upcoming will be installing a shade shelter over the concrete pad outside the playground.

Thank you! Special thanks go to all our players and participants, volunteer coaches, chaperones, instructors, local businesses, parents, guardians, friends and fans! Without their support, dedication and inspiration all the programs and events would not be as successful.

Respectfully submitted,

Edmund Casarella (Chair)

Alexandra Davis

Barbara Komins

Christine LaBranche

Kathy Savin

## **RECYCLING COMMITTEE**

Leadership of the Recycling Committee transitioned in July. This, along with the addition of two new members, afforded an opportunity to reexamine the Committee charge and all the work supporting that charge! Community education continues to be central to encouraging recycling at the Transfer Station. We posted a monthly newsletter on the town website, the town's Community FB pages and the Eastham Library's FB page. We continually update the recycling signage at the Transfer Station, and began placing educational ads in the Provincetown Independent, in collaboration with the other Outer Cape recycling committees. We were proud to have a table at Windmill Weekend and use that to educate and survey residents about composting.

Our 2022 Composting Survey was well received and the overwhelming feedback was a desire to improve home composting. Following the survey, we committed to focus on enhancing home composting initiatives in 2023! The Recycling Committee continued its close association with the Climate Action Committee in 2022. They have agreed to co-champion our composting initiatives.

The Recycling Committee is proud to sponsor and oversee the Swap Shop at the Transfer Station. The Swap Shop is an incredibly valuable Town resource and exemplifies the principle of Reuse; diverting tons of useful material from the solid waste stream. The Committee advocated for the Swap Shop and succeeded in getting needed roofing and floor repairs completed by the Town this year. We also formalized new hours of operation, policies and procedures with the Swap Shop volunteers.

The Committee continues to work closely with the Town administration and the DPW staff to improve the amount of recyclable material diverted from our solid waste stream at the Transfer Station.

It is a pleasure to continue to champion these ecologically and financially important elements of our committee charge!

Respectfully Submitted,

Dr. Fredric Leary, Chair

## SEARCH COMMITTEE

The Search Committee is charged with facilitating the process of filling vacancies on Eastham's committees, boards, and commissions.

Coordinating with committee/board/commission chairs, the Search Committee develops and distributes vacancy information, reviews applications, arranges applicant interviews and provides selection input to Committee and Select Board representatives. In 2022 there were 60 volunteer applications validated and 57 appointments. 37 of which were Select Board appointments.

The highlight of 2022 was the successful implementation of a volunteer administration tool, OnBoard. From application to resignation, the OnBoard tool helps mitigate risks previously associated with manual management of active and prospective volunteers.

2022 was also a year of change for the Committee. Long time committee member and past Chair, Amy Hackworth, decided to step away and Vice-Chair Pat Donovan's, term expired. The committee welcomed new members Kate Paradise and Dee Mattfeldt. Sheldon Ross was elected Chair and Gail Brown Vice-Chair.

Ongoing recruitment activities continued:

- Information tables staffed at the Eastham Part Time-Residents annual meeting, Windmill Weekend, and the Town Annual meeting
- Recruitment article appeared in the 2022 spring newsletter for the Eastham Part-Time Residents Taxpayers Association
- Information/recruitment brochures strategically placed and maintained in over 15 town offices and local establishments (DPW, Town Hall, banks, restaurants, etc.).
- 7 specific and general Facebook posts
- 2 articles in the Eastham Chamber of Commerce newsletter

Respectfully submitted by:

Sheldon Ross, Chair, Eastham Search Committee  
Gail Brown - Vice Chair  
Ellen Greer - Clerk  
Hilda Merolli  
Ron Mullett  
Kate Paradise

## STRATEGIC PLANNING COMMITTEE

The Strategic Planning Committee was authorized in 2017 by the Eastham Select Board to develop a strategic plan for the Town of Eastham that would identify those projects critical to the long term-success of the community. The Committee was made up of representatives from each of the Town's regulatory boards, the Finance Committee, a business representative, a member of the community at-large, and a high-school representative. The Eastham Strategic Plan FY2020-2024 was approved by the Select Board in late 2019.

The plan focuses on six goals with key strategies and action steps to be undertaken by Town departments, staff, and committees on a five-year timeline:

1. Preserve and protect coastal, estuary, pond, and other natural resources.
2. Encourage and welcome a diversity of residents.
3. Improve travel experience for all users.
4. Foster and enhance community spirit.
5. Increase diversity of housing options.
6. Provide and enhance access to public recreational resources for all people.

The Strategic Planning Committee (SPC) continued oversight and updating of the plan throughout 2022.

The annual Community Update Report for fiscal year 2021 was published in the back of the May 2, 2022 Annual Town Meeting Warrant in full color and was made available on the Town Website. The Community Update speaks to how the work undertaken under the umbrella of the plan impacts the Eastham community, highlights key projects and their results. A more detailed and complete plan update was also posted on the Town Website. The committee also wrote a short report to accompany the Community Update in the Town Meeting Warrant.

New in 2022, the SPC began a process of reviewing town meeting warrant articles for synchronicity with the overarching principles, goals, and key action steps of the plan. The committee highlighted these areas in a letter in the front of the meeting warrant and by text included with specific warrant articles, as appropriate, linking to specific elements of the plan.

This year marked the completion of the third year of the plan, which runs on a fiscal year calendar. The report for fiscal year 2022 will be included in the 2023 Annual Town Meeting warrant. And we began the fourth year of this five-year plan. Along with town staff, the town administrator, and our select board liaison, the committee began considering the next five-year plan and there was also a discussion of updating the town's 2012 local comprehensive plan (long range plan). Work on the next five year plan is expected to be completed by mid-2024.

The committee wishes to thank Mary Shaw and Joanna Buffington for their long service going back to the early days of plan development. Thanks also to Jim Kivlehan, Bob Bruns, and Patti McGraw for their work, and to Lauren Barker, who makes this work possible.

Respectfully submitted by,

Karen Strauss, Chair



## NAUSET REGIONAL SCHOOL DISTRICT

We are now well into my first year as the permanent Superintendent of Nauset Public Schools. After spending a year as your Interim Superintendent, I was honored and humbled to be appointed to this position. My experience as a Superintendent in other districts, as well as some time spent at the Massachusetts Department of Elementary and Secondary Education, has served me well so far in my role at Nauset.

As is becoming our tradition, this summer we hosted a 3 day Leadership Summit for all Nauset Administrators entitled 'Staying the Course'. It was a unique and valuable opportunity for all administration to collaborate together on hopes, dreams and goals for the upcoming school year. I cannot begin to express my gratitude and appreciation for our administrators, principals and assistant principals for their attendance and input during this time together. We emerged from our time together with solid goals in mind for the upcoming year. All of these goals were aligned with the NPS Strategic Plan, specifically focused on action steps related to providing high-quality instruction and wellness for all. In addition we have put a focus on process and procedures throughout the district.

Over the past few years, schools have experienced unprecedented challenges due to the pandemic, so as we returned to full time learning last year, we were excited to return to what we hoped would be a semblance of what we knew as schooling prior to the pandemic. Unfortunately, we, as did every school district in the Commonwealth, quickly realized the return to 'normal,' full time in person instruction for all students presented continued challenges and concerns. High-levels of student and staff absences, social-emotional and mental health concerns, academic gaps, and finding ways to safely reconnect with historical traditions and each other were all still present. In many ways, 2022 was the most perplexing in regard to the pandemic and a return to our previous routines. We have a student and staff population excited to be back, yet still dealing with the after effects of a pandemic and all the anxiety that came with it. In addition, all students from the youngest to the seniors, have had to learn or relearn what it is like to be in community daily with peers. Together, from all levels of our organization, from the classroom level, the building level, and the district level, we have reinforced and expanded our educational and emotional programming including, but not limited to, partnering with equity and educational consultants, connecting with community partners to provide wrap around services for families and our staff, and continuing to focus all of our work on our key value statement that "every child matters." I have watched our community recover, rebound and restore themselves back to baseline. I am so proud of the Nauset Schools Community.

Beyond the work to rebound from the impacts of the pandemic, the Nauset High School Building Project is an ongoing and at times surprising process. We were able to secure modular units from Lincoln Public Schools, and have them moved over the bridge to the NRHS campus! We are currently working diligently to have all utilities hooked up and approved by town officials, in anticipation of student occupancy by February 2023. The bids from General Contractors were received in October 2022, and reflected a significant increase in costs from the original estimates in 2019 (prior to the pandemic). As a result of this increase, we asked the taxpayers to approve an additional 38.1 million dollars. The ballot vote for the additional funding was overwhelmingly passed by the Nauset Community with just over 70% voting in favor. I am excited for the future of Nauset High School and the state of the art facility that

will be built. For information and updates on the NRHS Building Project please visit [www.nausetbuildingproject.com](http://www.nausetbuildingproject.com).

We continue to make collaboration with safety partners and town officials a priority. In 2022 we implemented regular scheduled monthly meetings with the Town Administrators of Brewster, Orleans, Eastham and Wellfleet. In addition, we have quarterly meetings with the Police Chiefs of our member towns as well as Provincetown and Truro. This has afforded us the opportunity to address any potential problems as well as plan collaboratively regarding budgets.

Respectfully submitted,

Brooke A. Clenchy  
Superintendent, Nauset Public Schools

## **T-TIME DEVELOPMENT COMMITTEE**

The T-Time Development Committee is an advisory committee to the Select Board charged with identifying the highest and best uses for the former T-Time Property (4790 State Highway) and to develop recommendations for its use through a wide-ranging, transparent, and inclusive process taking into consideration input from the entire community as well as referencing the Eastham 5-Year Strategic Plan and other local and regional planning documents.

In 2021 the Committee was asked to include recommendations on uses for the Town Center Plaza and the COA parcel. Phase one of the Committee's work was completed at the end of 2021 when the Committee presented its report and recommendations to the Select Board, which were accepted.

The Master Planning phase of the T-Time project went forward this year, where the town worked with a consultant team led by Union Studio as the next phase of work following the T-Time Committee's recommendations. The Committee provided input to the master planning team as needed to keep the Committee and communities recommendations front and center. Simultaneously, town staff and administration continued to work on traffic, wastewater and other infrastructure for the three sites.

The plan has worked to visualize and site/locate the uses recommended by the T-Time Committee for each property. It will also produce cost estimates, infrastructure recommendations, and community impact information that can be used to shape a future request for development proposals.

The Master Plan project continued the standard of community-involved planning set by the T-Time Committee with a series of stakeholder sessions and public workshops were held throughout 2022 with a total of 283 community members participating in the public workshops and focus groups, 420 community members participating in presentations and events, including those at the T-Time site, and 369 responses to the Master Plan surveys.

The Master Planning process was undertaken to see if the recommendations made by the T-Time Committee, based on considerable community engagement, were feasible and the number of uses recommended for each of the three sites could fit on those sites. At the end of this work phase, will not produce blueprints ready for construction, but will move the process forward.

The Committee will continue to provide input and feedback on the Master Plan as it finishes up.

Respectfully submitted,

Karen Strauss, Chair

## TOWN CLERK

The town clerk's office is the official keeper of all town records, bylaws, the town seal, chief election official, public records officer, town census, town committee involvement, tracking of parking and bylaw violations, dog licensing and various other business permitting and more!

The annual town meeting successfully convened on May 2nd in the Nauset Regional High School gymnasium with electronic check-in and voting availability through Option Technologies. The town clerk declared a quorum and the moderator called the meeting to order at 7:03 p.m. with 326 voters in attendance. There were 249 voters present at the close of town meeting out of a possible 4,562 registered voters.

The annual town Election was held on May 17th at town hall, polls opened at 7:00 a.m. and closed at 8:00 p.m. A total of 404 voters turned out on election day to cast their ballots as the Emergency Act had not been extended to allow for municipalities to offer the Vote-by-Mail option. There were 4,562 registered voters, a 8.85% turnout.

In July, the Secretary of State sent all Massachusetts registered voters a "Vote to Mail" postcard, allowing voters the chance to request their ballot by mail. Voters assembled at town hall on September 6th to cast their ballots in the State Primary. Polls opened at 7:00 a.m. and when the polls closed at 8:00 p.m. read 1,752. There were 4,636 registered voters, a 37.8% turnout.

The State Midterm General election was held on November 8th at the town hall with polls opening at 7 a.m. and closed at 8 p.m. A total of 3,386 voters cast their ballot out of 4,679 registered voters, representing a 72.35% turnout.

The funding from the Community Preservation Act Committee was approved at the annual town meeting and the creation of the new archival room began in earnest with the support and assistance from the library, department of Public Works and the town clerk staff, Linda Sassi and Kendra Menard. At the close of the year, all archival books were moved to the new climate-controlled room.

The town clerk's office continues to streamline its operations and provide the best service possible to the residents of Eastham. The new website allows us to keep the public updated and informed of all the latest clerk election news and more. Another useful data program the clerk's office implemented this year, *OnBoard* allows easy access to the public to inquire about volunteering and applying to a vacancy on a town board / committee and a faster and easier way to maintain membership records.

In 2022, the town clerk's office issued:

Dog licenses:

Single tags – 957; Household kennel licenses – 5 (20 dogs);

Commercial Kennel - 1

Permits:

Business – 171; Common Victualer – 45; Liquor – 24; Hawker-Peddler - 3;

Entertainment – 7; Used Car Dealership – 2; Billiard - 1; Coin-Operated

Amusement - 2; Miniature Golf - 3; Fuel License - 4; Yard Sale - 45; Estate

Sales – 1; Raffle Permits – 3.

Parking/Beach Sticker violations:  
Paid: 574; unpaid 104; voided 115

Two marriage ceremonies were held at town hall by the town clerk, perhaps starting a new “old” tradition.

2,704 households were mailed a census; population reached 5,362 in 2022 including 22 births, 34 marriages and 67 deaths.

The town is fortunate to have dedicated staff, Assistant Town Clerk, Linda Sassi, and Administrative Assistant, Kendra Menard in the town clerk’s office. Their diligence to do their very best to serve the public with a smile, whether in-person or on the phone, their flexible and positive attitude shines as they go the extra mile to serve the community and complete the continual variety of requests received from the public in a timely manner.

I thank my staff, the appointed registrars, Lisa Radke, Suzanne Requa-Trautz, Colleen O’Duffy-Johnston and dozens of election workers that support the town clerk’s office and the town of Eastham with their help to ensure elections run smooth and efficient.

I also thank the residents of Eastham for the opportunity to serve as your Town Clerk.

#### **Fun Notes from the Past**

One hundred years ago as recorded from the 1922 Annual Town Report:

Eastham had 207 registered voters, 247 houses, 60 horses, 83 cows and 54,043 fowl assessed. There were 13 births, 3 marriages, 11 deaths and 26 registered dogs. There were 93 children in school between the ages of 5 through 16.

Something new in 1922! Physical Education was introduced into the school programs – a State requirement by “recent statute.”

Respectfully submitted,

Cindy Nicholson  
Town Clerk



## TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642 - 2544

All departments 508 240-5900

[www.eastham-ma.gov](http://www.eastham-ma.gov)

## TOWN OF EASTHAM

### ANNUAL TOWN MEETING WARRANT

WITH FINANCE COMMITTEE REPORT AND RECOMMENDATIONS

### TOWN MEETING

Monday, May 2, 2022, 7:00 P.M.

Nauset Regional High School Gymnasium  
100 Cable Road  
Eastham, MA

I have posted attested copies of this warrant at the Post Office in Eastham and North Eastham at least fourteen days before the date of this election, Monday, April 18, 2022.

  
Constable Signature

April 13, 2022.  
(Month and Day)

A True Copy Attest:

  
Cynthia L. Nicholson

**TOWN OF EASTHAM  
ANNUAL TOWN MEETING & ANNUAL ELECTION  
WARRANT**

WITH FINANCE COMMITTEE REPORT AND RECOMMENDATIONS

**TOWN MEETING  
Monday, May 2, 2022, 7:00 P.M.**

Nauset Regional High School Gymnasium  
100 Cable Road, Eastham, MA

Annual Town Election  
May 17, 2022  
Polls Open 7:00 A.M. – 8 P.M.  
Eastham Town Hall  
2500 State Highway, Eastham, MA

*Pre-Town Meeting*  
(In Person and Remote Participation Options)  
Discussion of Articles

Monday, April 25, 2022  
5:30 - 7:30 p.m.

Eastham Town Hall  
Earle Mountain Meeting and Small Meeting Room - Combined  
2500 State Highway, Eastham, MA

Zoom Participation:  
<https://us02web.zoom.us/j/83251832969?pwd=bTBNWDZlYXRhQTthQSE5jUGlCSTR3UT09>  
Meeting ID: 832 5183 2969      Passcode: 112963

*Please bring this warrant to Town Meeting*

*It is also available on the Town's website at [www.eastham-ma.gov](http://www.eastham-ma.gov)*

**TOWN OF EASTHAM  
ANNUAL TOWN MEETING WARRANT**

Commonwealth of Massachusetts

County of Barnstable

TO: The Constables of the Town of Eastham in the County of Barnstable

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town qualified to vote in Elections and Town affairs, to meet at the Nauset Regional High School Gymnasium, Monday, the 2<sup>nd</sup> of May, Two thousand twenty-two, at 7 o'clock in the evening, then and there to act on the following articles in this warrant and to meet in the Eastham Town Hall at 7:00 a.m. Tuesday, the seventeenth day of May next, then and there to elect the following Town Officers:

Board of Selectmen	Two three-year terms (Vote for two)
Eastham Housing Authority	One five-year term (Vote for one)
Elementary School Committee	Two three-year terms (Vote for two)  One one-year term (Vote for one)
Library Trustee	Two three-year terms (Vote for two)
Nauset Regional School Committee	One three-year term (Vote for one)

and to act on the following question:

1. Shall the Town of Eastham be allowed to assess an additional five hundred thousand dollars (\$500,000) in real estate and personal property taxes to supplement the operating budgets of the various Town departments for the fiscal year beginning July first, two thousand and twenty-two?



### REPORT OF THE BOARD OF SELECTMEN

In the past few years, the Town of Eastham has significantly improved its financial performance while developing and implementing various projects and programs identified in our Strategic Plan. We are in a strong financial position and we stand out when compared to the financial issues associated with some of the surrounding towns. Our programs and processes are recognized as exemplary and we continue to get inquiries from other towns as to how we have accomplished this. We feel that this is a result of the spending philosophy and policies we have developed.

The Town has had the opportunity to generate new revenue, primarily through expanded short-term rental taxes. The short-term rental taxes were passed by the state largely to provide towns with the resources necessary to address severe water quality and wastewater issues. Unlike some town's that are using these resources to subsidize their operating budgets, the Select Board's spending philosophy has been to use these as they were intended, not to supplement operating expenses. This is a commitment the Select Board intends to uphold as we move forward. In the meantime, until these funds are needed for wastewater, we have been able to judiciously allocate these funds to address several areas of community need:

- Stabilization of our reserve funds
- Ability to accomplish maintenance for town buildings that had been deferred for years
- Funding of the 5-year community housing plan
- Redevelopment opportunities with the T-Time and Town Center Plaza acquisitions
- Hiring of a full time Housing Coordinator, Rental Inspector, and Economic Development Planner
- Engagement of a master planner for a new town center

The Select Board feels that the continued utilization of these funds in the above manner gives us the flexibility to address funding for future problems as well as opportunities that arise. It is anticipated that in addition to grant funding which we continually seek, it will aid in future funding of:

- The Community Housing Plan
- Further work on our Complete Streets program and the Route Six corridor
- Enhanced resident programs and amenities
- Sufficient Free Cash generation to pay for our Capital Plan and address other areas of need
- Water Quality and wastewater needs

The proposed FY 2023 operating budget requests a \$500,000 Proposition 2 ½ Override. This is the first general override proposed in eight years (2015 - \$850,000) and is necessary to maintain the level, and quality, of services to which our community is accustomed, and to maintain the capacity needed to achieve the goals and implementation of our strategic plan. Fundamentally, wage and cost pressures continue to increase at a rate higher than what Massachusetts General

Law allows our property tax levy to increase, thereby creating a need for periodic adjustments. Town staff works hard to balance these cost pressures with available revenues and budget reductions where practical to present balanced, yet responsible budgets.

Including the effect of the override, we expect the median valued property will see a 1.18% increase in property taxes (\$50). Eastham will still maintain its comparably low tax burden and remain approximately at the bottom 1/3 of all Massachusetts town's tax burdens, with the median valued property owner paying about \$4,280. Because of our financial condition, practices, and flexibility, we are on the verge of achieving a AAA bond rating which will result in lower bond costs and save money in the long-term. As such, we have been able to effectively manage our revenues to maintain a low tax level but accomplish many of our goals relative to our Strategic Plan. We feel that it is critical to continue with this spending philosophy if we are to assure that Eastham is the premiere place to live and work on Cape Cod.

Respectfully Submitted,

Arthur A. Autorino, Chair  
Aimée J. Eckman, Vice Chair  
Alexander G. Cestaro, Clerk

Jamie M. Demetri  
Jared K. Collins

## REPORT OF THE FINANCE COMMITTEE

The role of the Eastham Finance Committee under our Town Charter and By-Laws is to provide recommendations to the citizens of the Town on articles and questions presented in the Town Warrant. The committee considers each warrant question and article carefully, seeking and receiving input from appropriate committees, consultants, departments, and interested parties before discussing each issue and reaching our conclusions. We encourage the public to attend our meetings, which are posted on the Town's website and in the Town Clerk's office.

Article 2A is the Town's Annual Operating Budget for FY 23. The Select Board and Town Administration fund this budget with a \$500,000 Proposition 2 ½ general override which will be on the ballot in the May 17, 2022 Town Elections. The budget, including the \$500,000 override, would increase real estate taxes 1.18% which amounts to a \$50.00 annual tax increase for the median valued home in Eastham (\$524,000). If the budget is approved at the Town Meeting and the citizens reject the override in the election, the Select Board and Administration will need to reduce expenditures or find other revenue sources to fund the budget.

The operating budget seeks to accomplish at least three important objectives of the appropriations requested in the Warrant: (1) to keep pace with inflation and allow a continued level of services; (2) to improve efficiency and guard against a degradation of service that might occur without some needed staffing and other improvements; and (3) to make very important investments in affordable and attainable housing. It is possible to avoid the override, at least for this year, by foregoing some of the staffing improvements and/or by utilizing all of the cannabis tax revenue and the short term rental tax revenue in this year's budget, rather than accumulating unspent funds in free cash for use in the future for housing and similar urgent priorities. FINCOM does not think this is wise.

We support leaving these other revenues available for implementation of the 5 year community housing plan, and we note that the staff enhancements are likely in the long term to produce budget savings. The staff changes funded in this budget would include making the part time IT director and conservation agent full time positions, creation of a community risk reduction program in the fire department that would reduce unnecessary full ambulance runs and provide more targeted services for some 911 calls, and adding one person to the Finance Department.

Thus, FINCOM recommends approval of this Article 9-0, as well as recommending passage of the override ballot question in the May election.

Article 4 requests the use of approximately \$1.9 million in Free Cash in FY 23. FINCOM strongly endorses the appropriation for the Stabilization Fund of \$750,000, which will bring the Town closer to its optimal goal of 10% of the Town's annual budget in the Fund. This also improves the Town's chances of obtaining a AAA bond rating. FINCOM also supports the \$900,000 appropriation for the Community Housing Plan as a crucial initial step to meet the significant need for affordable housing in Eastham. The appropriation would provide for a housing coordinator, buy down and mortgage down payment programs, and the purchase and

redevelopment of properties by the town to be dedicated to housing. The FINCOM recommends acceptance of this Article 9-0.

There are several articles that provide very important steps to mitigate the huge housing burden here in Eastham. These include:

1. the purchase and conversion to housing of the Beach Plum Motel (Article 6);
2. several zoning bylaw changes recommended by a citizen task force (Articles 11A-11E), including inclusionary zoning that would require developers to include some affordable and workforce housing along with market rate housing; and,
3. requests for special legislation that would allow subsidies for housing that exceeds current income limits (Articles 8, 9, and 13C), which often leave out workers who cannot afford housing in town.

FINCOM strongly supports the Town's efforts here and recommends approval of the housing Articles 9-0.

Article 10 authorizes the Town to seek legislation to create an Eastham Community Fund. This fund, if legislation is passed, would be used to provide for human service programs, emergency financial assistance for Eastham citizens in need, and for beautification and other projects for the community, under policies and programs created by a community fund committee. The Fund would be eligible for private, tax deductible, donations and town appropriations approved by future Town Meetings. FINCOM has been assured that tools are available to protect the privacy of applicants for funding and, thus, recommends approval of this Article 9-0.

Article 16 would establish a Conservation Fund which would, among other things, authorize the Conservation Commission to purchase land on behalf of the Town. The non-elected Commission would be empowered to implement any such purchase without any consultation or approval of the Town Meeting, the Select Board, the Town Administration and any other boards or committees. FINCOM agrees that Eastham should be able to act quickly to purchase appropriate parcels when up for sale, but it believes other procedures should be established—with adequate oversight and consideration of other possible town priorities, such as for housing. Therefore, the Committee does not recommend approval of this Article 1-7.

Respectfully Submitted,

Jerry Cerasale, Chair  
Steven Cole, Vice Chair  
Mary Shaw, Clerk

George Deptula  
Russ French  
Tom Gardner

Richard Knight  
Peter Wade  
Roy Merolli



## REPORT ON THE EASTHAM STRATEGIC PLAN

In 2021, the charge of the Strategic Planning Committee was amended to require that the committee review and provide recommendations on Strategic Plan related Warrant articles for Town Meeting. The revised charge also requires that the committee report annually on the status of the Strategic Plan at Town Meeting.

In this report we will share articles in the Warrant that are aligned with specific goals and actions in Eastham's 5-Year Strategic Plan. At the back of this year's Warrant, the committee has also prepared the second annual "Community Update" publication. This full-color update details progress on the Strategic Plan for Fiscal Year 2021 and shares real examples of how the Town's strategic approach to governance, policy, and programming is making a tangible impact in our community.

The 5-Year Strategic Plan can be found in its entirety on the Town website. Additionally, the Strategic Planning Committee holds regular meetings, all of which are posted and open to the public. We welcome all to attend and take an active role in the monitoring and implementation of this community-driven road map for Eastham's future.

---

A number of articles in this year's Warrant, if passed and implemented, would represent progress in key goal areas of Eastham's 5-Year Strategic Plan, including transportation infrastructure, housing, historic preservation, community recreation, water quality and wastewater, and environmental protection.

**Article 2A, Line 43 of the Town's General Fund Operating Budget (Beach & Recreation Salary)** would fund expanded capacity and hours of care for recreational afterschool and summer programming, in order to better meet the needs of Eastham families. This aligns with Strategy Area 3: Improve Quality of Life for a Diversity of Residents and Strengthen the Community, specifically Strategy 3c: Expand recreational afterschool and other community-wide programs.

**Article 3A, the Town's 5-Year Capital Plan**, proposes funding for **Local Road Improvements** – including sidewalks and bicycle accommodations as part of Eastham's Complete Streets program - **and Route 6 Corridor Improvements**. Improvements to local and state roadways would make transportation in Eastham safer and easier for motorists, cyclists, and pedestrians. These efforts are in keeping with multiple action items under Strategy Area 4: Improve Safety for All Modes of Transportation.

**Article 3B, the Capital Budget**, includes a request for \$350,000 in free cash to fund **Water Quality & Wastewater Planning, Permitting, and Testing**. This funding will set the Town on a path to develop practical solutions to preserve the health of local waters through improved wastewater management. A healthy watershed and waterways form the basis of our economy and contribute

to quality of life in the town. This is in alignment with Strategy Area 1: Support a Clean Environment and Resilient Community. Wastewater management planning is specifically represented in Strategy 1a: Define and implement wastewater solutions to protect critical water bodies.

**Article 3B also requests:**

- \$30,000 in free cash for **Land, Parks & Cemetery Management**, which would include funding for ecological management planning in alignment with Strategy 1b: Increase and protect the wildlife habitat value of existing open space through education, partnerships, a hands-on volunteer network, and financial investment in ecological management.
- \$25,000 in free cash for **Solar & Energy Efficiency Upgrades**, in keeping with Strategy 1d: Reduce municipal use of non-renewable energy sources and increase energy conservation measures.

The Warrant includes several articles intended to address housing needs in our community through a combination of property acquisition, redevelopment, zoning, and other tools, as detailed in several actions under Strategy 2: Support Intentional and Well-Designed Development. Implementation of the below articles would demonstrate progress toward Strategy 2a: Make suitable land available for affordable housing; Strategy 2b: Redevelop and improve existing buildings to maximize housing potential; and Strategy 2d: Adopt Inclusionary Zoning provisions to include affordable units in private market-rate development.

- **Article 6: Authorize Purchase of Beach Plum Motel** for year-round housing, which will be financed with funds set aside from the Family Support Package approved by Town Meeting in 2019.
- **Article 8: Home Rule Petition to Establish a New Housing Trust** with ability to fund housing for individuals and families with incomes up to 200% of area median income.
- **Article 9: Home Rule Petition for the Use of Community Preservation Act (CPA) Funds for Affordable and Attainable Housing** to fund housing for individuals and families with incomes up to 200% of area median income.
- **Articles 11A – 11E: Zoning Bylaw Amendments**, as recommended by the Town of Eastham's Residential Zoning Task Force to facilitate increased housing options across all income levels.

**Article 10** asks for Town Meeting authorization to pursue special legislation that would create an **Eastham Community Fund**. This charitable-type fund would provide direct support to our Eastham neighbors in need, in keeping with Strategy 3: Improve Quality of Life for a Diversity of Residents and Strengthen the Community.

**Article 16, a Petitioned Article**, proposes to establish a **Conservation Fund**. This article is in alignment with Strategy 1 of Eastham's 5-Year Strategic Plan: Support a Clean Environment and Resilient Community.

The committee has concluded that the above articles are in alignment with the stated Strategic Plan goals and actions.

Respectfully Submitted,

Karen Strauss, Chair  
Dr. Joanna Buffington, Vice Chair  
Jim Kivlehan, Clerk

Mary Shaw  
Robert Bruns  
Richard Leary

Patricia McGraw

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**ARTICLE 1 (AUTHORIZATION & SPENDING LIMITS FOR REVOLVING ACCOUNTS)**

To see if the Town will vote to set the Fiscal Year 2023 spending limits for all revolving funds as follows, or take any action relative thereto:

Revolving Fund	Spending Limit
Recreation Bottles & Cans	25,000
Home Composting Bin/Recycling	2,000
Vehicular Fuel Sales	40,000
COA/Day Center	12,500

By Board of Selectmen

**Summary:**

*This article is required annually to set spending limits on each revolving account. Revolving accounts are special revenue accounts where revenues, such as fees or donations, are deposited and then may be spent to fund related programs or services, with approval of the Town Accountant.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 8-0-0

(Majority Vote required)

**ARTICLE 2A (GENERAL FUND OPERATING BUDGET)**

To see if the Town will vote to act on the operating budget, including recommendation and reports of the Board of Selectmen, Finance Committee and other Town Officials, and to see if the Town will vote to raise and appropriate or transfer from receipts reserved and other available funds and accounts, the sum of \$35,223,583; or take any action relative thereto.

By Board of Selectmen

**Summary:**

*Article 2A presents the recommended Operating Budget for the Town for fiscal year 2023. The operating budget is a balanced budget that relies on recurring revenues to support recurring expenditures. The Town utilizes conservative budgeting practices and revenues from a variety of sources to maintain this balance, to remain fiscally responsible, and continue to provide flexibility to address other community needs.*

*The proposed Operating Budget was prepared using a level-services approach to ensure we can continue to provide the high-quality services our residents have come to expect, while at the same time making continuous improvements in our operations and maintain an appropriate level of capacity to manage and move forward the goals, objectives, and programs of our Strategic Plan at an appropriate level of effort and cost. Some budget areas reflect increases to maintain services and capacity, and others have increased to reflect strategic additions to not only improve service, but to implement our strategic plans, provide cost-savings, or to address other priority concerns.*

*The funding of this budget relies on the passage of a Proposition 2 ½ Override. This is the first general budget override in eight years (last one was in 2015) and is necessary to maintain our progress and approach described above. Wage and cost pressures continue to increase at a rate faster than our revenue growth without the community providing its explicit support, which requires these periodic adjustments in our tax levy and a community vote on this override to maintain our level of services.*

*Reflecting this approach, operating budget highlights include:*

- *Salary increases required by union contracts*
- *Nominal departmental expense increases to reflect inflation in vendor contracts and services*
- *Strategic increases in Reserve Fund(s) to address acute inflationary pressures and difficulties in recruiting and retaining staff.*
- *Increased hours and wages in some positions to reflect realities in employment market, needed to maintain existing services, and meet increased demands.*
- *A Community Risk Reduction position within the Fire Department to address calls for service that do not require a full emergency response. Position to work in conjunction with proposed Social Worker.*
- *Social Worker position to coordinate services with Fire, Police, and Community Service Departments to ensure residents are supported, connected to appropriate resources, and receive needed services.*
- *A fiscally responsible approach that maintains our community's financial flexibility and ability to address areas of concern outside of the operating budget, including:*
  - *Capital Plan and future infrastructure needs*
  - *Implementation and funding of our Community Housing Plan*
  - *Investments in planning and development efforts (including T-Time and Town Center Plaza)*
  - *Investments in community and human services, particularly programs supporting local residents and families.*

*Passage of this budget, including the override, will result in an increase in property taxes of the median valued property of about 1.18%, or \$50 from the prior year.*

**Strategic Planning Committee Summary:**

*Elements of this article were determined by the Strategic Planning Committee to be in alignment with Strategy 3 of Eastham's 5-Year Strategic Plan: Improve Quality of Life for a Diversity of Residents and Strengthen the Community.*

**BOARD OF SELECTMEN RECOMMENDATION: 4-0-0**

**FINANCE COMMITTEE RECOMMENDATION: (recommendation noted per subtotal of budget)**

**COMMUNITY PRESERVATION COMMITTEE RECOMMENDATION (with regard to CPA funding of one half of the Housing Coordinator position included in line 15): 7-0-0**

**(Majority Vote required)**

**TOWN OF EASTHAM**  
**FY 23 OPERATING BUDGET - ARTICLE 2A**

LINE #	FUNCTION/DEPARTMENT/ITEM	FY 22 FINAL BUDGET	FY 23 SELECTBOARD BUDGET	\$ INCREASE (DECREASE)	% CHANGE	FIN COMM REC
<b>Elected &amp; General</b>						
1	Elected Official's Salary	13,000	13,000	-		
2	Reserve Fund	100,000	200,000	100,000		
	<b>Subtotal Elected &amp; General</b>	<b>\$ 113,000</b>	<b>\$ 213,000</b>	<b>\$ 100,000</b>	<b>88.50%</b>	<b>9-0-0</b>
<b>Town Administration</b>						
3	Town Administration Salary	351,364	368,360	16,996		
4	Town Administration Expense	49,245	61,150	11,905		
5	Legal Services	80,000	85,000	5,000		
6	Central Purchasing Supply & Service	119,090	132,575	13,485		
	<b>Subtotal Town Administration</b>	<b>\$ 599,699</b>	<b>\$ 647,085</b>	<b>\$ 47,386</b>	<b>7.90%</b>	<b>9-0-0</b>
<b>Municipal Finance</b>						
7	Municipal Finance Salaries	1,084,253	1,282,646	198,393		
8	Municipal Finance Expense	-	-	-		
9	Town Accountant Expense	48,030	48,030	-		
10	Treasurer/Collector Expense	38,630	43,875	5,245		
11	Assessors Expense	43,910	71,760	27,850		
12	IT Expense	248,592	262,796	14,204		
	<b>Subtotal Municipal Finance</b>	<b>\$ 1,463,415</b>	<b>\$ 1,709,107</b>	<b>\$ 245,692</b>	<b>16.79%</b>	<b>9-0-0</b>
<b>Town Clerk &amp; Elections</b>						
13	Town Clerk & Elections Salary	170,148	178,179	8,031		
14	Town Clerk & Elections Expense	11,270	12,900	1,630		
	<b>Subtotal Town Clerk &amp; Elections</b>	<b>\$ 181,418</b>	<b>\$ 191,079</b>	<b>\$ 9,661</b>	<b>5.33%</b>	<b>9-0-0</b>
<b>Community Development &amp; Inspectional Services</b>						
15	Comm. Dev. & Inspectional Services Salary	598,904	673,837	74,933		
16	Community Development Expense	7,495	7,495	-		
17	Building Inspection Expense	7,255	7,255	-		
	<b>Subtotal Community Dev. &amp; Inspections</b>	<b>\$ 613,654</b>	<b>\$ 688,587</b>	<b>\$ 74,933</b>	<b>12.21%</b>	<b>9-0-0</b>
<b>Public Safety</b>						
18	Police Salary	1,894,246	1,983,582	89,336		
19	Police Expense	118,494	134,565	16,071		
20	Animal Control Expense	37,750	37,750	-		
21	Emergency Management Expense	1,000	10,000	9,000		
22	Fire Salary	2,594,149	2,780,571	186,422		
23	Fire Expense	205,035	219,835	14,800		
24	Dispatching Salary	398,430	417,111	18,681		
25	Dispatching Expense	4,200	5,300	1,100		
	<b>Subtotal Public Safety</b>	<b>\$ 5,253,304</b>	<b>\$ 5,588,714</b>	<b>\$ 335,410</b>	<b>6.38%</b>	<b>9-0-0</b>
<b>Educational Services</b>						
26	Eastham Elementary School Operations	3,783,480	3,781,881	(1,599)		
27	Nauset Regional School District Assessment	5,018,970	5,251,592	232,622		
28	Cape Cod Regional Technical School Assessment	692,845	532,853	(159,992)		
	<b>Subtotal Educational Services</b>	<b>\$ 9,495,295</b>	<b>\$ 9,566,326</b>	<b>\$ 71,031</b>	<b>0.75%</b>	<b>9-0-0</b>

**TOWN OF EASTHAM**  
**FY 23 OPERATING BUDGET - ARTICLE 2A**

LINE #	FUNCTION/DEPARTMENT/ITEM	FY 22 FINAL BUDGET	FY 23 SELECTBOARD BUDGET	\$ INCREASE (DECREASE)	% CHANGE	FIN COMM REC
<b>Public Works</b>						
29	Public Works Salaries	1,289,063	1,350,039	60,976		
30	General Maintenance Expense	166,200	166,200	-		
31	Municipal Buildings Expense	87,000	87,000	-		
32	Snow & Ice Expense	83,104	84,000	896		
33	Street Lighting Expense	7,600	8,000	400		
34	Waste Collection & Disposal Expense	505,470	559,730	54,260		
35	Tree Warden Expense	7,590	7,700	110		
36	Natural Resources Expense	33,215	36,005	2,790		
<b>Subtotal Public Works</b>		<b>\$ 2,179,242</b>	<b>\$ 2,298,674</b>	<b>\$ 119,432</b>	<b>5.48%</b>	<b>9-0-0</b>
<b>Community Services</b>						
37	Health & Environment Salary	251,091	261,474	10,383		
38	Health & Environment Expense	76,880	77,000	120		
39	Council on Aging Salaries	249,461	260,662	11,201		
40	Council on Aging Expense	35,710	37,700	1,990		
41	Library Salaries	428,848	440,387	11,539		
42	Library Expense	121,199	127,370	6,171		
43	Beach & Recreation Salary	384,606	408,392	23,786		
44	Beach & Recreation Expense	86,962	90,200	3,238		
<b>Subtotal Community Services</b>		<b>\$ 1,634,757</b>	<b>\$ 1,703,185</b>	<b>\$ 68,428</b>	<b>4.19%</b>	<b>9-0-0</b>
<b>Unallocated Expenditures</b>						
45	Energy & Fuels Expense	361,750	382,150	20,400		
46	General Liability Insurance	460,932	493,424	32,492		
47	Employee Pension	1,921,317	2,093,369	172,052		
48	Employee Insurance	2,878,287	3,161,116	282,829		
49	Employment Costs Expenses	39,350	69,500	30,150		
50	Veterans Service Expense & Benefits	63,064	63,756	692		
51	Human Service Contracts	622,850	663,350	40,500		
<b>Subtotal Unallocated Expenditures</b>		<b>\$ 6,347,550</b>	<b>\$ 6,926,665</b>	<b>\$ 579,115</b>	<b>9.12%</b>	<b>9-0-0</b>
<b>Debt Service</b>						
52	Exempt Debt - Debt Service	4,816,601	5,101,244	284,643		
53	Non-Exempt Debt - Debt Service	20,000	255,000	235,000		
54	Borrowing Costs & Charges	16,000	22,500	6,500		
55	Capital Lease Payments	129,663	312,417	182,754		
<b>Subtotal Debt Service</b>		<b>\$ 4,982,264</b>	<b>\$ 5,691,161</b>	<b>\$ 708,897</b>	<b>14.23%</b>	<b>9-0-0</b>
<b>GRAND TOTAL BUDGET</b>		<b>\$ 32,863,598</b>	<b>\$ 35,223,583</b>	<b>\$ 2,359,985</b>	<b>7.18%</b>	
Town Salary		9,707,563	10,418,240	710,677	7.32%	
Town Expense		8,678,476	9,547,856	869,380	10.02%	
Educational Services		9,495,295	9,566,326	71,031	0.75%	
Debt Service		4,982,264	5,691,161	708,897	14.23%	
<b>GRAND TOTAL BUDGET</b>		<b>\$ 32,863,598</b>	<b>\$ 35,223,583</b>	<b>\$ 2,359,985</b>	<b>7.18%</b>	
					Increase excluding debt	5.92%



**ARTICLE 2B (WATER ENTERPRISE FUND OPERATING BUDGET)**

To see what sums of money the Town will vote to appropriate, raise, or transfer from available funds, to operate the Water Enterprise Fund, or take any other action thereon:

	FY 2022 Budget	FY 2023 Budget
<b>Amounts Appropriated:</b>		
Salaries and Wages	\$ 89,328	\$ 98,391
Expenses	310,672	401,000
Transfer for Costs Appropriated in General Fund	-	-
<b>Total Amounts Appropriated</b>	<b>\$ 400,000</b>	<b>\$ 499,391</b>
<b>Funding Sources:</b>		
Water Revenue	\$ 400,000	\$ 499,391
Free Cash (General Fund Subsidy)		
<b>Total Funding Sources</b>	<b>\$ 400,000</b>	<b>\$ 499,391</b>

By Board of Selectmen

**Summary:**

*The presented budget shows the anticipated costs of the newly adopted water enterprise fund for the year beginning July 1, 2022 and ending June 30, 2023. The water enterprise fund budget goes through the same development and review process as the general operating budget but is separately funded by anticipated water rates revenue.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

(Majority Vote required)

**ARTICLE 3A (5 YEAR CAPITAL PLAN)**

To see if the Town will vote, in accordance with Chapter 6-6A of the Eastham Home Rule Charter, to accept the Capital Improvement Plan for FY23-28 as printed below; or take any action relative thereto.

By Board of Selectmen

**Summary:**

*Article 3A-3B presents the 5-year capital plan of the Town as compiled from Department Head requests and other identified needs. Items listed on the plan, and their associated amounts, are "place-holders" for planning purposes only. The approval of this plan by Town Meeting does not approve or provide funding to any of the items on the plan. Each year the items on the capital plan are considered by town administration and those items ready to be implemented and funded are prioritized and presented to the Board of Selectmen and Finance Committee for their recommendation. The resultant Capital Budget for the upcoming fiscal year lists specific funding*

*requests and is presented as article 3B, which must be approved by Town Meeting. In addition, certain items in the Capital Plan may also require a separate approval – this year, there are no separate items needed.*

**Strategic Planning Committee Summary:**

*Elements of this article were determined by the Strategic Planning Committee to be in alignment with Strategy 4 of Eastham's 5-Year Strategic Plan: Improve Safety for All Modes of Transportation.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

*(Majority Vote required)*

TOWN OF EASTHAM, MASSACHUSETTS  
FIVE YEAR CAPITAL PLAN for Fiscal Year 2023 through 2028

ASSET TYPE/ITEM	Classification	Department	FY 2023		FY 2024		FY 2025		FY 2026		FY 2027		FY 2028	
			Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source
FACILITIES AND LAND														
Town Hall Repair & Maint Prgm (Recurring)	Extraordinary Maint	Gen Govt	100,000	FC	220,000	FC	83,000	FC	132,000	FC	60,000	FC	115,000	FC
Senior Center Repair & Maint Prgm (Recurring)	Extraordinary Maint	COA	40,000	FC	12,000	FC	28,000	FC	82,000	FC	87,000	FC	34,000	FC
Public Works Facility Repair & Maint Prgm (Recurring)	Extraordinary Maint	DPW	80,000	FC	30,000	FC								
Public Works Facility Repair & Maint Prgm (Chapter 90)	Extraordinary Maint	DPW	70,000	Ch90	100,000	Ch90								
Recreation/Soccer Building Repair & Maint Prgm (Recurr	Extraordinary Maint	Recreation												
Police Station Repair & Maint Prgm (Recurring)	Extraordinary Maint	Police	52,000	FC	49,000	FC	41,000	FC	11,000	FC	25,000	FC	34,000	FC
Fire Station Repair & Maint Prgm (Recurring)	Extraordinary Maint	Fire	15,000	FC	70,000	FC	60,000	FC	25,000	FC	45,000	FC		
Town Hall Annex Repair & Maint Prgm (Recurring)	Extraordinary Maint	Gen Govt	15,000	FC	26,000	FC	25,000	FC	20,000	FC	20,000	FC	15,000	FC
Library Building Repair & Maint Prgm (Recurring)	Extraordinary Maint	Library	5,000	FC	5,000	FC	35,000	FC	10,000	FC	10,000	FC	15,000	FC
Harbormaster Building Maintenance Plan (Recurring)	Extraordinary Maint	Natural Resources												
Elementary School Building Repair & Maint Prgm (Recurr	Extraordinary Maint	Schools	71,000	FC	71,000	FC	71,000	FC	105,000	FC	50,000	FC	100,000	FC
Transfer Station Facility Repair & Maint Prgm (Recurring)	Extraordinary Maint	DPW												
Miscellaneous Building Repair & Maint Prgm (Recurring)	Extraordinary Maint	Gen Govt	30,000	FC	10,000	FC	10,000	FC	10,000	FC	10,000	FC	10,000	FC
Land, Parks & Cemetery Facility Repair & Maint Prgm (Re	Extraordinary Maint	Various												
Subtotal Facilities & Land			478,000		593,000		353,000		395,000		312,000		328,000	
INFRASTRUCTURE														
Rock Harbor Dredging	Extraordinary Maint	Gen Govt			1,650,000	BI								
Local Road Improvements														
Intersection Improvement & Upgrade	Renovation/Const	DPW	500,000	Ch90			500,000	FC						
Planning & Design of Roadways	Planning/Engineeri	DPW	50,000	FC	150,000	Ch90	150,000	Ch90	150,000	Ch90				
Construction of Roadways	Renovation/Const	DPW	400,000	Grt			400,000	Grt	400,000	Grt	400,000	Grt		
Route Six Corridor Improvements														
Planning & Design of Roadways	Planning/Engineeri	DPW	50,000	FC										
Engineering & Design of Roadways	Planning/Engineeri	DPW												
Construction of Roadways	Renovation/Const	DPW					2,000,000	Other					2,000,000	Other
Town Landings, Culverts, Drainage & Stormwater														
Town-wide Planning, permitting, design, construction	Planning/Engineeri	DPW	100,000	FC	100,000	FC								
Hemeway Landing	Renovation/Const	DPW												
Collins Landing	Renovation/Const	DPW												
Salt Pond Landing	Renovation/Const	DPW												
Governor Prence Rd Culvert and Dike	Renovation/Const	DPW												
Thumpectown Beach	Renovation/Const	DPW												
School House/Ministers Pond Landing	Renovation/Const	DPW												
Community Development														
Time/TCP/COA Site Design,Development, Engineering	Planning/Engineeri	Gen Govt	100,000	FC	100,000	FC								
Water Quality/WasteWater Infrastructure														
Planning, Permitting, Testing	Planning/Engineeri	DPW	350,000	FC										
Design & Engineering	Planning/Engineeri	DPW			750,000	BI			750,000	Other				



**TOWN OF EASTHAM, MASSACHUSETTS**  
**FIVE YEAR CAPITAL PLAN for Fiscal Year 2023 through 2028**

ASSET TYPE/ITEM	Classification	Department	FY 2023		FY 2024		FY 2025		FY 2026		FY 2027		FY 2028	
			Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source
Infrastructure Implementation	Restoration/Const	DPW							20,000,000	Other			20,000,000	Other
<b>Other Projects</b>														
Eastham Community Internet	Planning/Engineer	Gen Govt	100,000	Grt	100,000	Other	100,000	Other	100,000	Other	100,000	Other	100,000	Other
<b>DPW Recurring Maintenance Programs</b>														
Roadway maintenance program (Recurring)		DPW					40,000	FC	40,000	FC	40,000	FC	40,000	FC
Stormwater Systems Maintenance Program (Recurring)		DPW	60,000	FC	50,000	FC	50,000	FC	50,000	FC	50,000	FC	50,000	FC
Parking Lot Maintenance Program (Recurring)		DPW	20,000	CL	20,000	CL	20,000	CL	20,000	CL	20,000	CL	20,000	CL
Routine Maint		DPW			30,000	FC	30,000	FC	30,000	FC	30,000	FC	30,000	FC
Routine Maint		DPW			25,000	FC								
Town-wide Sign Replacement Program		DPW												
Subtotal Infrastructure			1,730,000		2,975,000		7,790,000		21,540,000		640,000		22,240,000	
<b>FLEET INVENTORY (VEHICLES)</b>														
Gen. Govt. Fleet Replacement Program (Recurring)		GenGovt	13,500	CL	13,500	CL	13,500	CL	13,500	CL	13,500	CL	13,500	CL
DPW Fleet Replacement Program (Recurring)		DPW	73,750	CL	73,750	CL	73,750	CL	73,750	CL	73,750	CL	73,750	CL
Utility Loader		DPW	160,000	Ch90										
Dump Truck		DPW			200,000	Ch90			200,000	Ch90				
Dump Truck		DPW									200,000	Ch90		
Dump Truck		DPW												
Tanker Truck		DPW	200,000	Ch90										
Roll-Off Truck		DPW							200,000	FC				
Tractor Truck		DPW												
Semi-Trailer		DPW	90,000	FC										
Fire Department Fleet Replacement Program (Recurring)		Fire Dept	27,500	CL	27,500	CL	27,500	CL	27,500	CL	27,500	CL	27,500	CL
Replace two Ambulances		Fire Dept.									700,000	U		
Replace Pump/Engine		Fire Dept.			200,000	AF	750,000	U						
Replace Rigid Hull Inflatable Boat		Fire Dept.												
Police Department Fleet Replacement Program		Police Dept.	134,000	CL	134,000	CL	134,000	CL	134,000	CL	151,000	CL	151,000	CL
PD Motorcycle (3 year lease)		Police Dept.	5,000	Other	5,000	Other	25,000	LI						
Senior Center Fleet Replacement Program		CCA	15,000	CL	15,000	CL	15,000	CL	15,000	CL	15,000	CL	15,000	CL
Beach & Recreation Fleet Replacement Program		Beach/Rec	15,000	CL	15,000	CL	15,000	CL	15,000	CL	15,000	CL	15,000	CL
Subtotal Fleet Inventory			732,750		882,750		1,052,750		677,750		1,194,750		294,750	
<b>EQUIPMENT</b>														
Energy Efficiency & Solar Program and Upgrades		GenGovt	25,000	FC	25,000	FC	25,000	FC						
PC's and component replacement program (Recurring)		Technology	20,250	CL	20,250	CL	20,250	CL	20,250	CL	20,250	CL	20,250	CL
PC's and component Replacement Program (Addl.)		Technology	20,250	FC	10,250	FC	10,250	FC	10,250	FC	10,250	FC	10,250	FC
Servers/Network Component Replacement Program (Recurring)		Technology	57,000	CL	57,000	CL	57,000	CL	57,000	CL	57,000	CL	57,000	CL
Servers/Network Component Replacement Program (Addl.)		Technology							10,000	FC	10,000	FC	10,000	FC

TOWN OF EASTHAM, MASSACHUSETTS  
FIVE YEAR CAPITAL PLAN for Fiscal Year 2023 through 2028

ASSET TYPE/ITEM	Classification	Department	FY 2023		FY 2024		FY 2025		FY 2026		FY 2027		FY 2028	
			Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source
Media Equipment Replacement Program (Recurring)	Computer Hardware	Technology	35,000	CF	10,000	CF	10,000	CF	12,500	CF	12,500	CF	12,500	CF
Phone System Replacement	Computer Hardware	Technology												
Rock Harbor Parking Kiosk	Operational Equip	DPW	10,000	Grt										
Trash Compactors	Operational Equip	DPW	115,000	FC										
Containers	Operational Equip	DPW	10,000	Grt										
Medical/Rescue Equipment Replacement Program (Recurring)	Operational Equip	Fire Dept.	15,000	AF	15,000	AF	15,000	AF	15,000	AF	15,000	AF	15,000	AF
Fire Suppression Equipment Replacement Program (Recurring)	Operational Equip	Fire Dept.	25,000	CL	25,000	CL	25,000	CL	25,000	CL	25,000	CL	25,000	CL
Specialty Equipment	Operational Equip	Fire Dept.	10,000	FC	10,000	FC			15,000	FC				
Defibrillators	Operational Equip	Fire Dept.	100,000	AF										
PO Departmental Equipment Replacement Program	Operational Equip	Police Dept.	20,000	CL	20,000	CL	20,000	CL	20,000	CL	25,000	CL	25,000	CL
Sign Trailer (Message Board)	Operational Equip	Police Dept.									15,000	FC		
Speed Trailer	Operational Equip	Police Dept.	11,000	FC	20,000	FC								
Interior Furnishings	Operational Equip	Police Dept.					12,000	FC						
Speed Display Road Signs	Operational Equip	Police Dept.					15,000	FC						
Electronic Recording Device (Dispatch phones and radios)	Operational Equip	Dispatch												
Outdoor Drive-through Book Return	Operational Equip	Library	10,124	FC										
Furniture and Shelving Replacements	Operational Equip	Library			5,000	FC								
Accessibility Equipment	Operational Equip	Library							5,000	FC				
Kitchen Appliance Replacement	Operational Equip	COA	20,000	FC	20,000	FC	5,000	FC						
Furniture Replacements	Operational Equip	COA	20,000	FC										
Beach Chair Replacement	Operational Equip	Beach/Rec					3,500	FC						
Beach Equipment (Mobi Mart's, Walkways)	Operational Equip	Beach/Rec			20,000	FC			20,000	FC				
Elections Equipment Replacement Program (Recurring)	Operational Equip	Clerk	5,000	CL	5,000	CL	5,000	CL	5,000	CL	5,000	CL	5,000	CL
Elementary School equipment Replacement Program (Recurring)	Operational Equip	Education	30,000	FC	30,000	FC	30,000	FC	35,000	FC	35,000	FC	35,000	FC
Playground Equipment Replacement	Operational Equip	Education	80,000	CFA										
Elementary School Generator Replacement	Operational Equip	Education					40,000	FC						
Subtotal Equipment			448,624		472,500		293,000		250,000		266,000		215,000	
TOTAL CAPITAL PLAN EXPENDITURE AMOUNTS			3,389,374		4,923,250		9,488,750		22,862,750		2,412,750		23,077,750	

**TOWN OF EASTHAM, MASSACHUSETTS**  
**FIVE YEAR CAPITAL PLAN for Fiscal Year 2023 through 2028**

ASSET TYPE/ITEM	Classification	Department	FY 2023		FY 2024		FY 2025		FY 2026		FY 2027		FY 2028	
			Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source	Amount	Source
ANTICIPATED FUNDING SOURCES														
(CL) Capital Levy (Recurring)			425,000		425,000		425,000		425,000		447,000		447,000	
(CEs) Capital Levy Exclusion														
(B) Bond Issuance					2,400,000		4,500,000							
(L) Lease Issuance							775,000				700,000			
(FC) Free Cash			1,459,374		1,138,250		1,113,750		810,250		598,250		503,250	
Less: Offset from OAF articles														
Adjusted Free Cash Request					80,000									
(CPA) Community Preservation Act			15,000		315,000		15,000		15,000		15,000		15,000	
(AF) Ambulance Fund			35,000		10,000		10,000		12,500		12,500		12,500	
(CF) Cable Fund			990,000		450,000		150,000		350,000		200,000			
(Ch90) Chapter 90														
(OAF) Other Available Fund			520,000				400,000		400,000		400,000			
(Gr) Grant			5,000		105,000		2,100,000		20,850,000		100,000			
Other/To Be Determined			3,389,374		4,923,250		9,488,750		22,862,750		2,412,750		23,077,750	
TOTAL ANTICIPATED FUNDING														
Capital Plan Funding Surplus (Deficit)														
Note: Ambulance Fund amounts committed for lease payments:														
Ambulances			118,420		118,420		118,420		118,420		114,766		114,766	
Quint			114,766		114,766		114,766		114,766		114,766		114,766	

**ARTICLE 3B (CAPITAL BUDGET)**

To see if the Town will vote to raise and appropriate, or transfer from available funds the sum of **\$1,934,374** for the purposes, and from the sources, as listed below, or take any other action thereon.

<b>ADMINISTRATION &amp; FINANCE DEPARTMENTS</b>		
Town Hall Repair & Maintenance Program	100,000	Free Cash
Town Hall Annex Repair & Maintenance Program	15,000	Free Cash
General Government Fleet Replacement Program	12,500	Tax Levy
PC and Component Replacement Program	40,500	Tax Levy & Free Cash
Servers and Network Component Replacement Program	57,000	Tax Levy
Media Equipment Replacement Program	35,000	PEG Access Fund
Town Clerk Elections Equipment Replacement Program	5,000	Tax Levy
Subtotal	265,000	
<b>SCHOOL DEPARTMENT</b>		
Elementary School Building & Grounds Repair & Maintenance Program	71,000	Free Cash
Elementary School Equipment Maintenance Program	30,000	Free Cash
Subtotal	101,000	
<b>BEACHES/RECREATION DEPARTMENT</b>		
Beach & Recreation Fleet Replacement Program	15,000	Tax Levy
Subtotal	15,000	
<b>COUNCIL ON AGING</b>		
Senior Center Repair & Maintenance Program	40,000	Free Cash
Senior Center Fleet Replacement Program	15,000	Tax Levy
COA Kitchen Appliance Replacement	20,000	Free Cash
COA Furniture Replacement	20,000	Free Cash
Subtotal	95,000	
<b>PUBLIC WORKS DEPARTMENT</b>		
Public Works Facility Repair & Maintenance Program	80,000	Free Cash
Land, Parks & Cemetery Facility Repair & Maintenance Prog.	30,000	Free Cash
Stormwater Systems Maintenance Program	60,000	Free Cash
Parking Lot Maintenance Program	20,000	Tax Levy
DPW Fleet Replacement Program	73,750	Tax Levy
Semi-Trailer	90,000	Free Cash
Subtotal	353,750	
<b>SANITATION DEPARTMENT</b>		
Trash Compactors	115,000	Free Cash
Subtotal	115,000	
<b>POLICE DEPARTMENT</b>		
Police Station Repair & Maintenance Program	52,000	Free Cash
Fleet Replacement Program	134,000	Tax Levy

Departmental Equipment Replacement Program	20,000	Tax Levy
Speed Trailer & Signs	11,000	Free Cash
Subtotal	217,000	
<b>FIRE DEPARTMENT</b>		
Fire Station Repair & Maintenance Program	15,000	Free Cash
Fleet Replacement Program	27,500	Tax Levy
Medical/Rescue Equipment Replacement Program	15,000	Ambulance Fund
Fire Suppression Equipment Replacement Program	25,000	Tax Levy
Subtotal	82,500	
<b>LIBRARY DEPARTMENT</b>		
Library Building Repair & Maintenance Program	5,000	Free Cash
Outdoor Drive-through Book Return	10,124	Free Cash
Subtotal	15,124	
<b>COMMUNITY DEVELOPMENT DEPARTMENT</b>		
Local Roads Planning & Design	50,000	Free Cash
Route Six Corridor Planning & Design	50,000	Free Cash
Subtotal	100,000	
<b>MISCELLANEOUS/ADDITIONAL REQUESTS</b>		
Town Landings, Culverts & Drainage Planning, Permitting, Design & Construction	100,000	Free Cash
T-Time, Town Center Plaza, COA Site Design, Planning & Engineering	100,000	Free Cash
Water Quality & Wastewater Planning, Permitting, Testing	350,000	Free Cash
Solar & Energy Efficiency Upgrades	25,000	Free Cash
Subtotal	575,000	
<b>TOTAL CAPITAL PROJECTS REQUESTS</b>	<b>1,934,374</b>	

<b>SUMMARY OF FUNDING SOURCES</b>	
Free Cash	1,459,374
Ambulance Receipts Fund	15,000
PEG Access Fund	35,000
Tax Levy	425,000
<b>TOTAL FUNDING</b>	<b>1,934,374</b>

By Board of Selectmen

**Summary:**

Article 3B represents the capital budget for the upcoming fiscal year. Using our 5-year capital plan as a guide, town administration works with Town and School Departments to ensure existing capital equipment, vehicles, facilities, and infrastructure are maintained and replaced on a planned replacement cycle to minimize overall costs, maintain existing services and to ensure operational efficiency and readiness. These needs are prioritized and included in our annual



capital budget for approval and funding by Town Meeting. In addition to funding these recurring needs (indicated as “programs”), new capital assets determined to be needed to address service or program demands, as well as engineering, planning and design for significant facility or infrastructure needs are also included in this funding request.

The Capital Budget is funded partially by our tax levy, which provides for funding ongoing, recurring replacement costs. One-time, or infrequent requests are funded by other available funds to the extent they are available to minimize the impact on our tax rate.

**Strategic Planning Committee Summary:**

Elements of this article were determined by the Strategic Planning Committee to be in alignment with Strategy 1 of Eastham’s 5-Year Strategic Plan: Support a Clean Environment and Resilient Community.

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

(Majority Vote required)

**ARTICLE 4 (FREE CASH APPROPRIATIONS)**

To see if the Town will vote to raise and appropriate, from Free Cash, and/or transfer from available funds, a sum of monies for the following purposes or take any action relative thereto.

Fund	Amount
Transfer to Stabilization Fund	750,000
Transfer to Other Post-Employment Benefit Trust Fund	50,000
Transfer to Injured On Duty Fund	10,000
Nauset Estuary Study	75,000
Strategic Plan Update	15,000
Town-Wide IT Applications	35,000
Veterans Memorial	41,250
Funding of Town Community Housing Plan	900,000
<b>Total</b>	<b>\$ 1,876,250</b>

By Board of Selectmen

**Summary:**

The listed items are being funded from “Free Cash” certified by the Department of Revenue. Free Cash is generated from revenues collected in excess of amounts budgeted and from savings realized from spending less than budgeted amounts. Generating Free Cash is very important for the Town of Eastham as these one-time funds are the main source of funding non-recurring

spending requests, such as the capital budget, funding reserves, or special projects important to the Town's operation. A summary of this year's Free Cash requests is as follows:

*Stabilization Fund - Funding of the Stabilization Fund has been a multi-year goal to establish this reserve at a minimum amount of 5-10% of our operating budget as provided in our Town-wide Financial Management Policies. This contribution is estimated to bring the Stabilization Fund to approximately 6.5% of our current year budget, which is within our target range, and necessary to obtain a sought after increase in the Town's bond rating.*

*Other Post-Employment Benefit Trust Fund – the Town has a long-term obligation to provide for retired employee health insurance as required under Massachusetts General Law. Similar to most communities, the Town pays for these costs on a pay-as-you-go basis. However, prudent financial planning indicates that we should be accumulating resources to pay for these long-term costs as they are incurred. The Town has an established OPEB Trust Fund to accumulate these assets and has a practice of funding the fund when resources are available. The amount requested represents an acknowledgement of the need to provide ongoing funding for this liability, to the amount resources (Free Cash) is available, with the long-term goal of providing annual funding equal to the actuarial cost of the benefits.*

*Injured-on-Duty Fund – Created last year, the Injured-on-Duty Fund is in place to help stabilize budgetary impacts to our public safety budget overtime costs in the event we have significant staff outage due to injuries. Currently, we are accumulating resources in the fund to be sufficient to sustain this program, with a long-term goal of having the annual costs within the public safety department budgets.*

*Nauset Estuary Study – Funding required to complete Nauset Estuary study work already in progress which will establish a baseline of existing conditions in the estuary to aid in future monitoring and decision making.*

*Strategic Plan Implementation – Funding needed to implement strategic plan initiatives, which could include materials, professional services, permitting costs, for example.*

*Town-wide IT Applications – The Town is implementing several technology improvements, including website upgrades, online service portals, permitting applications, and administrative and finance applications to improve the efficiency and quality of services. These funds provide for the one-time costs associated with implementing these applications, which we anticipate will result in long-term operating/capital budget savings, in addition to better service.*

*Veterans Memorial – In 2019, a Veteran's Memorial Committee was created to explore a site and costs for a permanent memorial for Eastham veterans of all previous wars. The Committee is recommending this proposal for FY23. The granite monument is being designed by Crosby Monument Company, and will be dedicated, "In honor of those brave men and women of Eastham who served in the United States Armed Forces". It will be located on a patio in a simple garden on*

the site of the 1869 Schoolhouse Museum, adjacent to the flagpole. While names will not be inscribed on the monument, pavers and benches will also be installed and may be dedicated. The transfer of funds in this article is for the cost of the granite monument, foundation, patio, bronze medallions that signify the branches of the military, carved lettering, and installation.

*Funding of Town Community Housing Plan – The Board of Selectmen has maintained a policy of not utilizing short-term rental revenues to fund the operating budget. Instead, these funds have been unbudgeted and result in Free Cash that allows the Board of Selectmen to allocate to areas of community need in the short-term, while maintaining their availability to be utilized to offset the costs of a likely wastewater implementation in the longer-term. In the FY 23 budget, as proposed, we are committed to dedicating 100% of the revenue from the short-term rental tax to the Community Housing Plan.*

*The Community Housing Plan is a result of the collaboration between the Affordable Housing Trust in support the Town's Housing Production Plan, and the Board of Selectmen's housing goals. It creates a five-year plan to address Eastham's housing crisis by developing new tools for the rental, purchase, conversion, and development of new housing units to meet the needs of residents for year-round, stable housing. The plan also encourages and expands existing rental support programs and increases the earning limits to be able to serve more residents. The chart below shows the programs, services and elements of the housing plan that are being funded by Article 4, as well as the funds that are being recommended by the Community Preservation Committee in Article 13. Together, using CPA funds, AHT funds and free cash from the Short-term rental tax, we can achieve our housing goals faster and in a more coordinated fashion.*

Community Housing Plan Detail	FY23	
	Article 4	CPA Funds
Housing Coordinator & Contracts	50,000	40,000 (Article 2A)
Increase Cap for Housing Support	50,000	0
Housing Buy Down Program	150,000	0
Mortgage Down Payment	150,000	0
ADU Incentive	100,000	0
Purchase & Redevelopment	50,000	450,000 (Article 13F)
580 Massasoit, 2555 State Highway		
Renovation/Creation of new units	350,000	0
580 Massasoit, 2555, 2815, 2835 State Highway		
Affordable Housing Trust Programs	0	300,000 (Article 13C)
<b>TOTAL</b>	<b>900,000</b>	<b>300,000</b>

*Article 4: Free Cash from Short-term Rental Tax*

*Article 13: Community Preservation Act Funds*

*\*See Appendix B for detail of the housing elements listed*



BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

*(Majority Vote required)*

**ARTICLE 5 (ADOPT PROVISIO OF RENTAL REVOLVING FUND)**

To see if the Town will vote to accept the proviso of Massachusetts General Law Chapter 40, Section 3 which allows rental and lease payments from public buildings or properties to remain in a separate account at the close of each fiscal year in order to pay for ongoing upkeep and maintenance of the properties; or take any action relative thereto.

By Board of Selectmen

**Summary:**

*Massachusetts General Law provides for a Rental Revolving Fund to which we can credit rents received and utilize such proceeds to pay for the expenses of the public building being rented. However, the legislation requires that the remaining unspent balance of such fund close to the town General Fund at the end of each year, unless Town Meeting adopts a proviso allowing such balance to be carried over. This article seeks Town Meeting approval to adopt the carryover provision so that we may pay for ongoing costs of town-owned property (Town Center Plaza and the new housing units) from the rents received and minimize any impact on the tax rate.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 8-0-0

*(Majority Vote required)*

**ARTICLE 6 (AUTHORIZE PURCHASE OF BEACH PLUM MOTEL – 2555 STATE HIGHWAY)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain, or otherwise, a parcel of land with the buildings located thereon, located at 2555 State Highway, shown on Assessor's Map 15, Parcel 11, being more particularly described in deed recorded with the Barnstable County Registry of Deeds in Book 2847, Page 227. Such parcel to be placed under the care, custody, management, and control of the Board of Selectmen and held for general municipal purposes; and further to raise and appropriate, transfer from available funds, or borrow a sum of money for said acquisition, make improvements thereon; including all costs incidental and related thereto; or to take any other action relative thereto.

By Board of Selectmen

**Summary:**

*The Town is under agreement to purchase this parcel which includes a single-family home and four seasonal motel units for \$760,000. It is our intent to rent the home, which is in turn-key condition, and renovate the seasonal units to year-round housing. The borrowing for this*

*purchase will be financed from the workforce housing money set aside in the Family Support Package from 2019 and will be paid **within the levy limit**. The property has an approved seven-bedroom, Innovative Alternative (IA) septic system and will be connected to the public water system. A yes vote on this article will authorize the purchase of the property by borrowing, but not allow the debt to be excluded from the provisions of proposition 2 ½.*

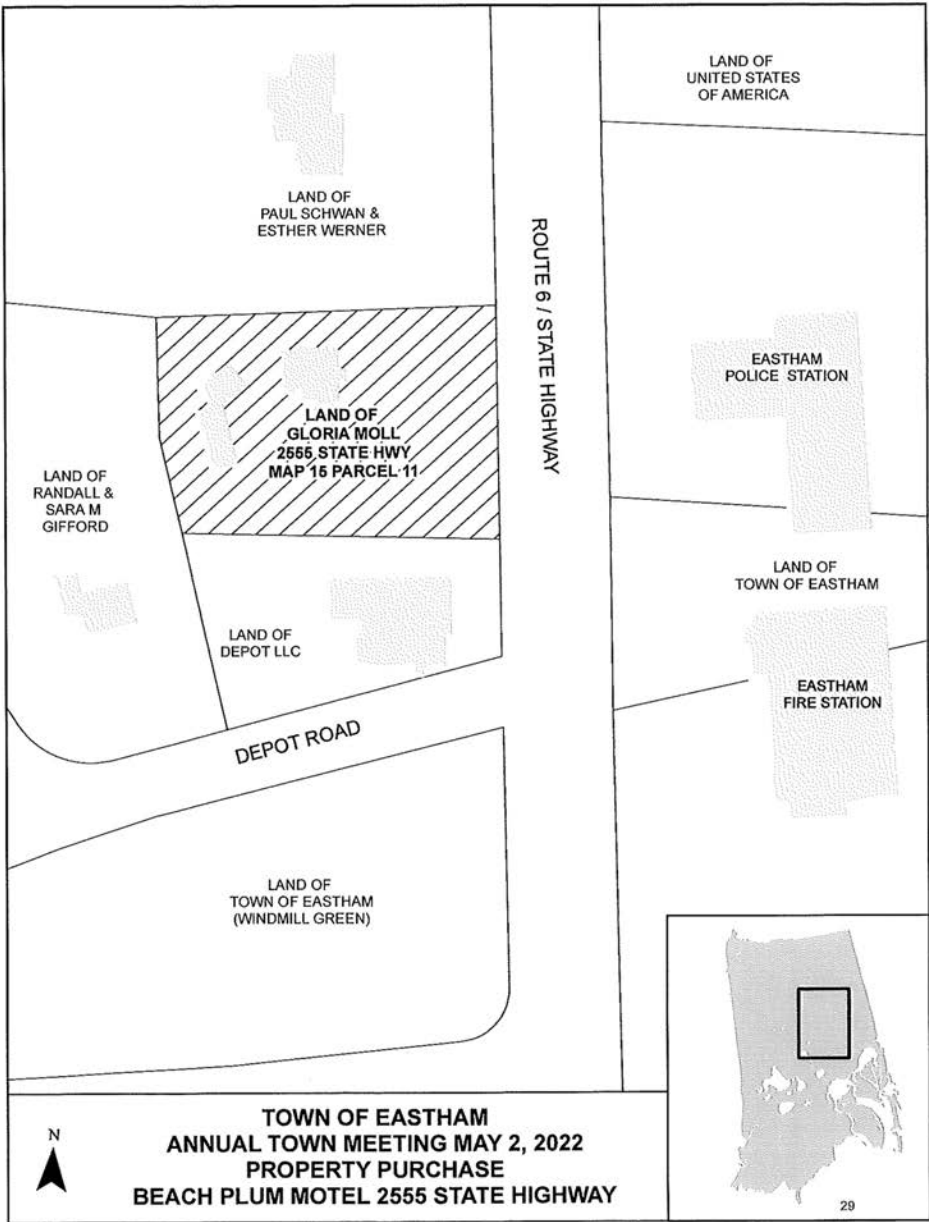
**Strategic Planning Committee Summary:**

*The Strategic Planning Committee has reviewed this article and determined it is aligned with Strategy 2b of Eastham's 5-Year Strategic Plan: Redevelop and improve existing buildings to maximize housing potential.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

*(Two-Thirds Majority Vote required)*



**ARTICLE 7 (ORDER OF TAKING – GREAT POND DRAINAGE EASEMENT)**

To see if the town will vote to authorize the Board of Selectmen acting as Road Commissioners, to take for storm water management, drainage and roadway improvement purposes pursuant to the current United States Department of Agriculture Natural Resources Conservation Service (USDA-NRCS) Great Pond Storm water Management project grant, a permanent easement for the benefit of the town upon premises depicted upon a plan entitled "Ryder & Wilcox, Drainage Easement Sketch, Great Pond Road, Eastham, MA, Prepared for Town of Eastham, Scape 1" = 50', October 7, 2021", said easement location being a portion of Assessors' Parcel 11 – 176A as depicted on said plan; or take any action relative thereto.

By Board of Selectmen

**Summary:**

*This article allows us to place stormwater drainage for Great Pond Road slightly off the road layout, partially on private property. The property owners have been notified and agree to the easement in exchange for site review and landscaping changes. This is a part of the Great Pond culvert replacement to protect and restore fish passage to the Herring Run between Great Pond and Deborah's Pond.*

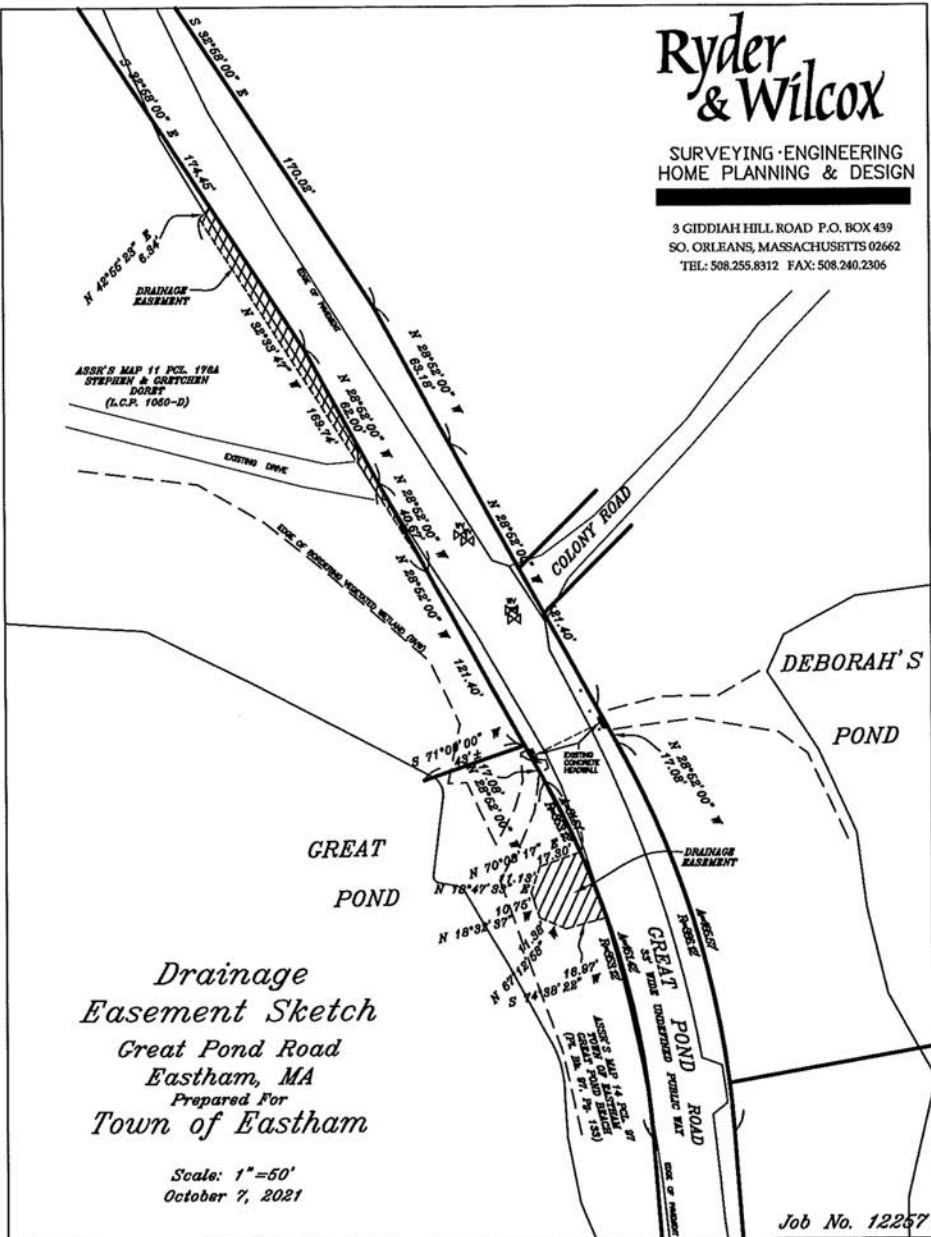
BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 8-0-0

*(Majority Vote required)*

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**ARTICLE 8 (HOME RULE PETITION TO ESTABLISH A NEW HOUSING TRUST)**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation to create one Housing Trust for both Affordable (at or below 100% Area Median Income) and Attainable Housing (at or below 200% Area Median Income), in substantially the following form, provided that the General Court may make clerical or editorial changes of form to the bill; and that the Board of Selectmen may make amendments within the scope of the general public objectives of the petition before enactment by the General Court, or take any other action relative thereto.

**AN ACT ESTABLISHING A HOUSING TRUST FUND IN THE TOWN OF EASTHAM**

**SECTION 1:** There shall be a municipal trust to be known as the Eastham Housing Trust. The purpose of this trust is to provide for the creation and preservation of both affordable and attainable housing in Eastham for the benefit of year-round residents of the town. For the purposes of this act, "affordable housing" is defined as housing that meets the needs of households with incomes less than or equal to 100 per cent area median income as most recently determined by the United States Department of Housing and Urban Development, adjusted for household size. For the purposes of this act, "attainable housing" is defined as housing that meets the needs of households with incomes less than or equal to 200 per cent of the area median household income, as most recently determined by the United States Department of Housing and Urban Development, adjusted for household size.

**SECTION 2:** (a) The trust shall be managed by a five (5) member Board of Trustees to be appointed by the Board of Selectmen for staggered terms not to exceed two (2) years, of whom at least one member shall be a Board of Selectmen member. Trustees shall have the full range of powers and duties specified in G.L. c44 §55 C, including the following:

- i. to accept and receive property, whether real or personal, by gift, grant, devise, or transfer from any person, firm, corporation or other public or private entity, including without limitation grants of funds or other property tendered to the trust in connection with provisions of any zoning ordinance or by-law or any other ordinance or by-law;
- ii. to purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;
- iii. to sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to trust property as the Board of Trustees deems advisable notwithstanding the length of any such lease or contract;
- iv. to execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the Board of Trustees engages for the accomplishment of the purposes of the trust;
- v. to employ advisors and agents, such as accountants, appraisers and lawyers as the Board of Trustees deems necessary;

- vi. to pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board of Trustees deems advisable;
  - vii. to apportion receipts and charges between incomes and principal as the board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
  - viii. to participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
  - ix. to deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board of Trustees may deem proper and to pay, out of trust property, such portion of expenses and compensation of such committee as the board may deem necessary and appropriate;
  - x. to carry property for accounting purposes other than acquisition date values;
  - xi. to borrow money on such terms and conditions and from such sources as the Board of Trustees deems advisable, to mortgage and pledge trust assets as collateral;
  - xii. to make distributions or divisions of principal in kind;
  - xiii. to compromise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this act, to continue to hold the same for such period of time as the board may deem appropriate;
  - xiv. to manage or improve real property; and to abandon any property which the Board of Trustees determined not to be worth retaining;
  - xv. to hold all or part of the trust property uninvested for such purposes and for such time as the Board of Trustees may deem appropriate; and
  - xvi. to extend the time for payment of any obligation to the trust.
  - xvii. The books and records of the trust may be audited in any fiscal year, in accordance with generally accepted accounting practices, as deemed appropriate by the Board of Selectmen.
  - xviii. The trust shall report to the Board of Selectmen at least once per fiscal year. Said report shall include but is not limited to, financial transaction, property acquisitions and policy decision.
  - xix. Any powers and duties vested in municipal affordable housing trust boards of trustees by section 55C of chapter 44 of the General Laws, as amended from time to time.
- (b) Further, the trust:
- i. is a public employer, and the members of the board are municipal employees for the purposes of G.L. c258.
  - ii. shall be deemed a municipal agency and the trustees shall be deemed as special municipal employees, for the purposes of G.L. c268A.

- iii. is exempt from G.L. c59 and c62, and from any other General Law concerning payment of taxes based upon or measured by property or income imposed by the commonwealth or a political subdivision of the Commonwealth.
- iv. is a public body for the purposes of G.L. c30A §18 to 25.
- v. is a board of the town for the purposes of G.L. c30B and c40 §15A; provided, however, that agreements and conveyances between the trust and agencies, boards, commissions, authorities, departments, and public instrumentalities of the town shall be exempt from said chapter 30B.
- vi. shall be considered a town board subject to the charter and by-laws of the town except as may be otherwise expressly provided in this act.

**SECTION 3:** (a) There shall be established a trust fund to be known as the Housing Trust Fund. The fund shall be separate and apart from the General Fund and the Affordable Housing Trust Fund of the town of Eastham.

(b) The town treasurer shall be the custodian of the trust fund.

(c) The trust fund shall receive and hold all gifts and grants made to the trust fund as well as money appropriated by the town to the trust. The trust fund shall also receive all revenues from the sale or lease of trust property and any rental income generated from properties in the custody of the trust.

(d) Money in the trust fund shall be available for expenditure by the trust for the attainable housing purposes set forth in this act without the need for further appropriation by town meeting.

(e) By a 2/3 vote, the town may borrow money in aid of the trust, in accordance with G.L. c44, to be used by the trust for any capital related purpose consistent with this act and for which the town is authorized to borrow.

(f) Funds appropriated or dedicated by the town to the Affordable Housing Trust Fund for the creation of affordable housing prior to the effective date of this act shall remain in in the Affordable Housing Trust Fund, which shall be maintained by the Town as a separate account. The Housing Trust Fund is hereby authorized to expend funds in the Affordable Housing Trust Fund for affordable housing purposes authorized by G.L. c44 §55 C.

**SECTION 4:** The financial records of the trust shall be subject to control and oversight by the town's finance department and subject to yearly audits by the accounting firm employed by the town for the purposes of the regular town audit.

**SECTION 5:** (a) Attainable housing units created by the trust or financed in whole, or in part, with trust funds shall, to the maximum extent allowed by law, be offered to:

- (I) current year-round residents of the Town of Eastham;
- (II) municipal employees;
- (III) employees of local businesses; and
- (IV) households with children attending schools in the town of Eastham who comply with the attainable housing income eligibility limit of less than or equal to 200 per cent of the area



median household income as most recently determined by the United State Department of Housing and Urban Development, adjusted for household size. The trust may enact regulations establishing additional preference criteria based on income eligibility and/or alternative or additional definitions for "attainable housing".

(b) Affordable housing units created by the trust or financed in whole, or in part, with Affordable Housing Trust funds shall, to the maximum extent allowed by law, be offered to:

- (I) current year-round residents of the Town of Eastham;
- (II) municipal employees;
- (III) employees of local businesses; and
- (IV) households with children attending schools in the town of Eastham who comply with the affordable housing income eligibility limit of 100 per cent of the area median household income as most recently determined by the United State Department of Housing and Urban Development, adjusted for household size. The trust may enact regulations establishing additional preference criteria based on income eligibility and/or alternative or additional definitions for "affordable housing."

**SECTION 6:** Upon the effective date of this Act, the Eastham Affordable Housing Trust, which was created pursuant to section 55C of chapter 44 of the General Laws, shall cease to exist, and all powers and duties of said trust transferred to the Eastham Housing Trust created by this Act. The members of the Eastham Affordable Housing Trust in office on the effective date of this Act shall, by operation of law, become the members of the Eastham Housing Trust and shall continue to serve in such capacity until the expiration of their then current respective terms on the Affordable Housing Trust.

This act shall take effect upon its passage.

; or take any action relative thereto.

By Board of Selectmen

**Summary:**

*Eastham is in need of both Affordable (at or below 100% of area median income, or AMI) and Attainable (at or below 200% AMI) housing. In Barnstable County, the 100% income limit for a family of two is 68,100. And four is \$97,200. The Town's recently updated Housing Production Plan (HPP) identifies the need for a wider range of housing options across all income levels to stem the loss of younger residents in need of starter housing, and retain elder residents looking to downsize. Article 13C in the warrant proposes the authorization of Community Preservation Act funding to create housing for individuals and families whose annual income is at or below 200% AMI. This article would re-establish the Eastham Affordable Housing Trust as the Eastham Housing Trust, allowing the trust to serve the needs of the community for both Affordable and Attainable housing. Special legislation is required for the town to enact this change.*

*The reason we have set the maximum high at 200% is that special legislation is difficult to adopt and amend. It takes roughly 12-18 months and action by both branches of the state legislature*

*and the Governor's office to adopt and/or change. So we are setting the maximum limits high so that we don't have to repeat this process in the future. The Select Board and Affordable Housing Trust will identify various income limits for specific programs at all income levels from 30% of AMI and beyond. At this point, neither is contemplating programs above 140% of AMI.*

**Strategic Planning Committee Summary**

*The Strategic Planning Committee has reviewed this article and determined it is aligned with Strategy 2 of Eastham's 5-Year Strategic Plan: Support Intentional and Well-Designed Development.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 8-0-0

*(Majority Vote required)*

**ARTICLE 9 (HOME RULE PETITION FOR THE USE OF COMMUNITY PRESERVATION ACT (CPA)  
FUNDS FOR AFFORDABLE AND ATTAINABLE HOUSING AT OR BELOW 200% AREA MEDIAN  
INCOME (AMI))**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation authorizing the use of Community Preservation Funds for both Community and Attainable Housing for households whose annual income is less than or equal to 200% of Area Median Income (AMI), in substantially the following form, provided that the General Court may make clerical or editorial changes of form to the bill; and that the Board of Selectmen may make amendments within the scope of the general public objectives of the petition before enactment by the General Court, or take any other action relative thereto.

**AN ACT FACILITATING THE APPROPRIATION AND EXPENDITURE OF COMMUNITY PRESERVATION FUNDS FOR COMMUNITY HOUSING PURPOSES IN THE TOWN OF EASTHAM**

Section 1: Notwithstanding the definition of "moderate income housing" set forth in the fifteenth paragraph of section 2 of chapter 44B of the Massachusetts General Laws, the Town of Eastham, upon recommendation of its community preservation committee, may appropriate and expend community preservation funds for purposes of community housing for those persons and families whose annual income is less than or equal to 200 per cent of the area-wide median income.

Section 2: This act shall take effect upon passage.

; or take any action relative thereto.

By Board of Selectmen

**Summary:**

*Eastham is in need of both Affordable (at or below 100% of area median income, or AMI) and Attainable (at or below 200% AMI) housing. In Barnstable County, the 100% income limit for a*

family of two is 68,100 and four is \$97,200. The Town's recently updated Housing Production Plan (HPP) identifies the need for a wider range of housing options across all income levels to stem the loss of younger residents in need of starter housing, and retain elder residents looking to downsize. Median home values have risen significantly in recent years, particularly since the onset of the COVID-19 pandemic. As of December 2021, the median home value for Barnstable County had climbed to \$515,000 (up 16% from \$445,000 in December 2020), putting affordable and attainable housing options increasingly out of reach for many in the Eastham community. The current Community Preservation Act (CPA) Statute permits use of CPA funds toward housing; however, it restricts funding to housing for individuals and families whose annual income is less than 100% AMI. Authorization of CPA funds to create housing for individuals and families earning at or below 200% AMI would provide increased resources for the Town to address unmet housing needs at all income levels and keep our community age-diverse and vibrant. Special legislation is required for the town to enact this change.

**Strategic Planning Committee Summary:**

*The Strategic Planning Committee has reviewed this article and determined it is aligned with Strategy 2 of Eastham's 5-Year Strategic Plan: Support Intentional and Well-Designed Development.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 8-0-0

*(Majority Vote required)*

**ARTICLE 10 (AUTHORIZE SPECIAL LEGISLATION FOR CREATION OF AN EASTHAM COMMUNITY FUND)**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation, in the form set forth below, in order to authorize the creation of the Eastham Community Fund, and to authorize the Town to appropriate money to such fund to provide for human service programs, emergency financial assistance and for the general well-being of its residents; and for the beautification and general support of programs and projects benefiting the community; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Board of Selectmen approves amendments to the bill before enactment by the General Court which are within the scope of the general public objectives of the petition; or take any other action relative thereto.

**AN ACT RELATIVE TO ESTABLISHING THE EASTHAM COMMUNITY FUND IN THE TOWN OF EASTHAM.**

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*



*Section 1. The Town of Eastham is hereby authorized to establish a fund known as the Eastham Community Fund (the Fund) for the purposes of providing human service support, emergency financial assistance, and for the general well-being of its residents; and, for the beautification and general support of programs and projects benefiting the community. Such fund will operate consistent with the provisions of MGL Chapter 44, Section 53A concerning the acceptance and expenditure of grants and gifts; and provide the ability for the Town to appropriate monies to the Fund as authorized by Town Meeting.*

*Section 2. Any costs incurred under the provisions of this section may be funded by an appropriation to the fund as duly authorized by Town Meeting, gifts, or grants that have been provided to the Fund. Any such appropriation by the town to the fund shall not be included for the purpose of computation of the levy otherwise imposed upon the town by the general laws. Expenditure from the Fund may be made without further appropriation.*

*Section 3. The Board of Selectmen shall appoint a committee known as the Eastham Community Fund Committee consisting of up to seven (7) members, to establish the policies and programs of the Eastham Community fund, as approved by the Board of Selectmen. The Committee shall make grants to individuals and community organizations consistent with the policies and programs approved by the Board of Selectmen from time to time.*

*Section 4. The Board of Selectmen may enact regulations to carry out the Fund's programs as it determines necessary that are within the general scope and intent of the Act.*

*Section 5.*

*This Act shall take effect upon its passage.*

*; or take any action relative thereto.*

By Board of Selectmen

**Summary:**

*Massachusetts General Law allows a municipality to receive charitable contributions, however, does not explicitly allow a town to appropriate funds for a charitable-type purposes unless it meets the definition of a broadly defined "public purpose." The Board of Selectmen wants to establish a charitable-type fund within the Town of Eastham that can receive both contributions from private individuals, as well as public funds appropriated by Town Meeting. The purpose of such a fund is to provide for human service programs, emergency financial assistance for the general well-being of its residents; and for the beautifications and general support of projects benefiting the community. For example, such a fund could hold and administer the funds currently being appropriated in conjunction with our Family Support Package in our Human Services Budget, as well as provide for additional programs benefiting residents.*

*Establishing such a fund requires special legislation through a petition to the state legislature and will take some time to become enacted.*

**Strategic Planning Committee Summary:**

*The Strategic Planning Committee has reviewed this article and determined it is aligned with Strategy 3 of Eastham's 5-Year Strategic Plan: Improve Quality of Life for a Diversity of Residents and Strengthen the Community.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

*(Majority Vote required)*

**ARTICLE 11A (ZONING – INCLUSIONARY BYLAW)**

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 7 - INTENSITY REGULATIONS** by inserting a new **SUBSECTION 7.7 INCLUSIONARY ZONING** with the following language:

**7.7 INCLUSIONARY ZONING SPECIAL PERMIT**

**7.7.1 Purpose and Intent.**

The purpose of this bylaw is to encourage development of new housing that is affordable to persons of various age and income levels in accordance with Massachusetts General Law, Chapter 40A, Section 9, which allows municipalities to adopt "incentive" ordinances for the creation of affordable year-round housing, and for the purpose of:

1. Helping people who, because of rising land prices, have been unable to obtain suitable housing at an affordable price; and,
2. Maintaining a stable economy by preventing out-migration of residents who provide essential services.

The intent of this bylaw is to:

3. Diversify the types of housing available in the community and broaden housing opportunities for households of all income levels, ages and sizes.
4. Encourage and support a stable and diverse year-round community and a robust local workforce.
5. Prevent the displacement of current Eastham residents and encourage the influx of new residents.
6. Encourages a more efficient use of the Town's housing supply and building stock while maintaining the character of the areas in which affordable housing is located.

### 7.7.2 Applicability

In all zoning districts, the inclusionary zoning provisions of this section shall apply to the following uses:

1. Any project that results in a net increase of five or more dwelling units as part of a single application whether by new construction or by the alteration or rehabilitation of existing structures.
2. Inclusionary Zoning provisions do not apply to seasonal work force housing.

### 7.7.3 Definitions

**Affordable Housing Unit** – A dwelling unit reserved in perpetuity for a household earning no more than 80% of area median family income (AMI) for Barnstable County as adjusted by size of household, and otherwise meeting the standards of the Massachusetts Department of Housing and Community Development (DHCD) for inclusion in the DHCD Subsidized Housing Inventory.

**Affordability Deed Restriction** – An “affordable housing restriction” as described in G.L. c. 184, §31 imposed on the land in perpetuity or for no less than 99 years; or in the case of workforce housing, a restriction in the form of a deed rider, covenant, mortgage condition, easement, and/or other similar instrument limiting the use of all or a portion of the subject land to affordable and/or workforce housing as defined in this Bylaw for a specified time period of at least 99 years, and meeting the following standards:

1. Is in a form acceptable to the Eastham Planning Board, which may establish rules governing its standards for approving such restrictions; and the Massachusetts Department of Housing and Community Development (or its successor agency), in accordance with the standards under MGL c. 40B.
2. Includes provisions for adequate legal monitoring, including:
  - An identified nonprofit housing or government monitoring agency approved by the Eastham Affordable Housing Trust and;
  - A successor nonprofit housing or government monitoring agency (which shall succeed the initial monitoring agency if the initial monitoring agency no longer exists). The Town of Eastham may be used as the successor monitoring agency provided the Town is granted the right to assign its monitoring responsibilities to another agency at its sole discretion.
3. With respect to ownership units, includes a grant of the right of first refusal to the Town of Eastham to purchase said unit in the event an income-eligible family cannot be found by the seller.

4. Includes provisions that the restriction can survive any bankruptcy, insolvency, or foreclosure, other than property tax or government super-lien foreclosure, and shall not otherwise be subject to nullification for any reason.
5. The model deed rider used by the Massachusetts Department of Housing and Community Development for affordable housing I may be adapted for use with workforce units as defined in this bylaw.

**Local Initiative Program (LIP)** - A state housing program that was established to give cities and towns more flexibility in their efforts to provide low and moderate-income housing. It is administered by the Department of Housing and Community Development (DHCD).

**Subsidized Housing Inventory (SHI)** - The list compiled by the MA Department of Housing and Community Development (DHCD) containing the count of Low or Moderate Income Housing units by city or town.

**Seasonal Workforce Housing** - A temporary use or occupancy on an intermittent or short-term basis, primarily during the summer months and/or weekends, the total time of which use shall constitute less than six months during any one calendar year.

**Workforce Housing Units** - A dwelling unit that is restricted occupancy by households with incomes above 80% of area median income (AMI) and up to 120% AMI

#### 7.7.4 Provision of affordable units.

1. As a condition of approval for a special permit, the applicant shall contribute to the local stock of affordable and workforce housing units in accordance with the following requirements.

TOTAL UNITS PROPOSED	MARKET RATE UNITS	AFFORDABLE/ WORKFORCE UNITS REQUIRED	% AFFORDABLE/ WORKFORCE UNITS
1-4	1-4	0	0%
5	4	1	20%
6	5	1	17%
7	6	1	14%
8	7	1	13%
9	7	2	22%
10	8	2	20%
11	9	2	18%
12	10	2	17%
13	10	3	23%



14	11	3	21%
15	12	3	20%
16	13	3	24%
17	13	4	24%
18	14	4	22%
19	15	4	21%
20	16	4	20%
21	17	4	19%
22	17	5	23%
23	18	5	22%
24	19	5	21%
25	20	5	20%
26	21	5	19%
27	22	5	19%
28	23	5	18%
29	23	6	21%
30	24	6	20%
31+	80%	20% <i>Fractional units shall be rounded to nearest whole unit.</i>	

- **Affordable Housing Units:** Are affordable to those earning at or below 80% of the Area Median Income ("AMI") for the area including Eastham as determined by the Department of Housing and Urban Development ("HUD"). Maximum rents and/or sale price shall be governed by DHCD's regulations under Chapter 40B of the Massachusetts General Laws, and shall be set at levels that will enable the Town to qualify the Affordable Housing Units created under this bylaw towards the Town's Subsidized Housing Inventory (SHI).
  - **Workforce Housing Units:** Maximum rents and/or mortgage payments shall not exceed 30% an occupant's or tenant's annual income for a household at or below 120% of Barnstable County median income adjusted by household size.
2. All units created shall be for year-round housing. Housing units created under this bylaw shall be established as Affordable Housing Units and/or Workforce Housing Units as defined in this bylaw.
  3. For affordable/workforce units, in no case shall less than fifty percent of the units be affordable to households earning less than 80% of the area median income. Remaining units shall be affordable to those earning no more than 120% AMI.
  4. Developments may not be segmented or phased by a common owner or developer to



avoid compliance with this bylaw. For example, the divisions of land that would cumulatively result in an increase by four or more residential lots above the existing on a parcel of land or contiguous parcels in common ownership as of May 2, 2022 shall be subject to this bylaw.

#### **7.7.5 Provisions applicable to affordable/workforce housing units**

1. **Siting of affordable and workforce units.** All affordable units constructed or rehabilitated under this bylaw shall be distributed equally throughout the development and shall be situated within the development so as to be as conveniently accessible to public amenities, such as open space, as the market-rate units.
2. **Minimum design and construction standards for affordable and workforce units.** Affordable housing units shall be integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of materials with other units. Interior features and mechanical systems of affordable units shall conform to the same specifications as apply to market-rate units.
3. **Timing of construction or provision of affordable/workforce units or lots.** Affordable units shall not be the last units to be built in any development covered by this bylaw.
4. **Marketing plan for affordable/workforce units.** Applicants under this bylaw shall submit a marketing plan or other method approved by the Town through its local Comprehensive Plan or other applicable Community planning document to the Planning Board for its approval, which describes how the affordable and/or workforce units will be marketed to potential homebuyers or tenants. This plan shall include a description of the lottery or other process to be used for selecting buyers or tenants. The plan shall be in conformance with DHCD rules and regulations and shall be subject to review and approval by DHCD. The property owner shall be responsible for retaining the services of a qualified entity (in compliance with the Massachusetts Department of Housing and Community Development's most recent Affirmative Fair Housing Marketing and Resident Selection Plan Guidelines), subject to the Planning Board's approval, to seek buyers and/or renters for the affordable and/or work force units and shall submit an annual report to the Planning Board detailing compliance with the affordable housing provisions of the housing development approval. Said approved qualified entity shall be responsible for monitoring the long-term affordability of the units and shall report any deviations from these provisions to the Building Inspector and the Planning Board.

#### **7.7.6 Provision of affordable/work force housing units off site**

1. As an alternative to providing the required affordable or workforce housing units on the same site as the subject development an applicant may develop, construct or otherwise provide affordable/workforce units equivalent to those required by this bylaw off site. All requirements of this bylaw that apply to on-site provision

of affordable/workforce units shall apply to the provision of off-site affordable/workforce units. In addition, the location of the off-site units to be provided shall be approved by the Planning Board as an integral element of the review and approval process. In considering suitability of off site locations, the Planning Board shall consider the following criteria:

1. That the developer has control of the site.
2. That the affordable/workplace units can be created whether by new construction and/or rehabilitation of existing structures.
3. That developer can demonstrate that the alternate site is developable and suitable for the required number of affordable/workforce units and whether site plans will be required for same.
4. Whether the off-site units can be in the same or different zoning districts than the subject development.
5. That the off site location shall be subject to the approval of the Planning Board.
6. Whether one or more alternate sites could be considered.
7. The applicant's ability to demonstrate ability to secure financing for the affordable/workforce units.
8. Whether the Board will accept preservation of existing dwelling units and securing deed restrictions for same in lieu of new construction or rehabilitation of units.

#### **7.7.7 Fees-in-lieu of affordable/workforce housing unit provisions.**

As an alternative to providing the required affordable or workforce housing units on the same site as the subject development and to the extent permitted by law, an applicant may contribute to the Eastham Affordable Housing Trust to be used for the development of affordable and/or workforce housing in-lieu of constructing and offering affordable units within the locus of the proposed development

1. **Calculation of fee-in-lieu-of units.** The applicant for development subject to this bylaw may pay fees-in-lieu of the construction of affordable/workforce units of equivalent value for the funding or purchase of equivalent housing, and/or housing assistance programs administered by the Town of Eastham and/or Eastham Affordable Housing Trust provided that:
  - (a) the applicant submits a plan acceptable to the Town to expend those funds within the same time frame as the applicant's development, and

(b) such proposal will result in an equal or greater number of units or lots than had they been created on site.

2. Equivalent value for ownership and/or rental projects, should be determined through the difference between the affordable sales price(s) and the market sales price(s) of similar bedroom units within the development.
3. The applicant shall pay for all appraisals, and the Town shall approve the applicant's chosen appraiser.
4. The Planning Board shall make the final determination of acceptable value, in accordance with regulations it may adopt and amend from time to time. No building permit shall be issued until the applicant pays at least 5% of the total required fee to the Eastham Affordable Housing Trust. Additionally, no more than 50% of the certificates of occupancy shall be issued until the applicant pays at least 50% of the total required fee to the Eastham Affordable Housing Trust. All payments must be received prior to issuance of final use and occupancy permit.
5. Creation of Affordable Units. In lieu of constructing the affordable or workforce units on the same site as the subject development, an applicant may offer cash contributions and/or donations of buildable land and/or buildings to the Eastham Affordable Housing Trust shall be used according to the rules and regulations of said Trust.
6. A contribution of land shall be accompanied by a development plan acceptable to the Town demonstrating that the requisite number of units may be developed on said land by right. No building permits shall be issued until the applicant submits evidence acceptable to the Eastham Planning Board that the land has been conveyed to the receiving organization identified in the Planning Board's special permit and affordable housing restriction has been recorded at the Barnstable County Registry of Deeds.

#### **7.7.8 Preservation of affordability and restrictions**

1. Each Affordable Unit and/or Workforce Housing Unit created in accordance with this bylaw shall be subject to an affordable housing or workforce housing deed restriction and regulatory agreement as defined by M.G.L. Ch. 184, Sec. 31 and as approved by the Town, which shall ensure that the housing shall remain affordable to the designated income group in perpetuity or to the maximum period of time allowed by law. In no case shall less than fifty percent of the units be affordable to households earning less than 80% of the area median income. Remaining units shall be affordable to those earning no more than 120% AMI.
2. The applicant shall prepare a deed restriction and regulatory agreement, which shall



be reviewed and approved by the Town and DHCD. The deed restriction and regulatory agreement shall be recorded by the applicant at the Barnstable County Registry of Deeds and shall be in force in perpetuity, or for the maximum period of time allowed by law, so as to be binding on and enforceable against any person claiming an interest in the property and shall conform to the following:

- The deed restriction shall meet the requirements of the Local Initiative Program (LIP), 760 CMR 56.00 Local Initiative Program (LIP) and guidelines promulgated thereunder. The affordable housing restriction shall have seniority to any encumbrance on the property which would put at risk the perpetual nature of this restriction.
- The developer shall submit to the Town a title search and certification by counsel whose selection shall be approved in advance by the Town that demonstrates the seniority of the affordable housing restriction and regulatory agreement;
- The applicant shall select qualified purchasers and tenants via a lottery pursuant to an Affirmative Fair Housing Marketing Plan prepared and submitted by the applicant. The marketing plan shall comply with DHCD requirements and guidelines under the Local Initiative Program and in effect on the date of recording the regulatory agreement;
- Initial sale of an Affordable Housing Unit shall be made to a eligible low- or moderate-income household at a sale price not to exceed the maximum affordable sale price established under the DHCD requirements and guidelines under LIP;
- Resale price. Sales beyond the initial sale to a qualified affordable income purchaser shall include the initial discount rate between the sale price and the unit's appraised value at the time of resale. This percentage shall be recorded as part of the restriction on the property noted above.
- Right of first refusal to purchase ownership units. The purchaser of an affordable housing ownership unit developed as a result of this bylaw shall execute a deed rider prepared by the Town, consistent with model riders prepared by DHCD, granting, among other things, the municipality's right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.
- The Building Inspector shall not issue a certificate of occupancy for any affordable unit until the deed restriction is recorded.

#### **7.7.9 Local Preference**

The maximum number of affordable and/or workforce units allowed by law and applicable subsidy programs but not more than seventy percent (70%) of the units shall

be reserved for present residents of the Town of Eastham, or employees of the Town of Eastham or teacher employed by the school district serving the Eastham. A lottery shall be established in a form approved by the Town of Eastham and/or the subsidizing agency and/or the project's monitoring agent to implement this local preference.

#### **7.7.10 Review and Approval Criteria**

The Planning Board shall act as the Special Permit Granting Authority for projects falling under the provisions of this bylaw. Projects shall be reviewed and approved pursuant to the applicable regulatory requirements and review criteria for the zoning district in which the project is located. The Planning Board may grant a special permit under Section 7.7 only if it finds that each of the criteria set forth below are satisfied.

1. Adequacy of the site, in terms of size, for the proposed structure or use;
2. Compliance with all applicable regulatory requirements for the zoning district in which the site is located.
3. Suitability of the site for the proposed structure or use with regard to the purpose and intent of the zoning district;
4. Adequacy of traffic flow management within the site as well as in relation to adjoining streets and properties so as to minimize unsafe and harmful impacts;
5. Compatibility of the proposed structure or use with surrounding land uses so as to minimize harmful impact or conflict with existing desirable neighborhood character, including views, vistas and other aesthetic values;
6. Adequacy of the method of sewage disposal, source of potable water and site drainage;
7. Protection and maintenance of groundwater quality and recharge volume and the water quality of coastal and fresh surface water bodies;
8. Adequacy of provision of utilities and other necessary or desirable public services;
9. Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and the neighborhood;
10. Protection from degradation and alteration of the natural environment, including, but not limited to, slopes and other topographical features, vegetation, wetlands, and wildlife habitat.

#### **7.7.11 Conflict with other laws.**

The provisions of this bylaw shall be considered supplemental of existing Zoning Bylaw. To the extent that a conflict exists between this bylaw and others, the more restrictive bylaw, or provisions therein, shall apply.

#### **7.7.12 Administration.**

The Planning Board may adopt regulations for the orderly administration for this bylaw.

; or take any action relative thereto.

By Eastham Planning Board

**Summary:**

*This article will amend Section 7 of the zoning bylaw to add a new provision that will require a deed restricted affordable unit and/or a workforce-housing unit to be included in any new development resulting in 5 or more dwelling units. This bylaw will leverage the private real estate market to help meet the housing needs of the community. The bylaw requires minimum percentages of units be spread among market rate, affordable and work force units to ensure equity across affordability levels and foster socio-economic diversity.*

**Strategic Planning Committee Summary:**

*The Strategic Planning Committee has reviewed this article and determined it is aligned with Strategy 2 of Eastham's 5-Year Strategic Plan: Support Intentional and Well-Designed Development.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

PLANNING BOARD RECOMMENDATION: 5-0

(Two-Thirds Majority Vote required)

**ARTICLE 11B (ZONING – MOTEL / COTTAGE COLONY CONVERSION BYLAW)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 4.7** by amending the following language:

- 4.7 Conversion of an existing cottage colony, motel, hotel or inn to a single-family, ~~or~~ two-family, multi-family or seasonal workforce housing use under any type of ownership including, but not limited to, condominium ownership, cooperative ownership, or other forms of ownership where a structure or portion thereof is held in different ownership from the remainder of the structure or the land on which it is situated ~~are not~~ is permitted provided ~~unless~~ the owner of any such property prior to the creation of or conversion to any single-family ~~or~~ two-family ~~or~~ multi-family or seasonal workforce use under the aforementioned types of ownership does the following:

1. Obtains a special permit approval from the Board of Appeals of the Town of Eastham in compliance with applicable provisions of Section 19.2 of this bylaw, and also obtain all necessary approvals from the Town of Eastham Planning Board in compliance with

applicable provisions of Section 3.8 District I – Eastham Corridor Special District or Section 10.2 Site Plan Approval Commercial or of this By-law of the Town of Eastham Zoning Bylaw and Massachusetts General Laws Chapter 40A, or any amendments thereto, and

2. Obtains a finding and certification from the Eastham Board of Health that the septic system and the water supply system for said premises complies with Eastham's current health code requirements and/or as set forth in Title V of the Massachusetts Sanitary Code or any amendments thereto as it relates to new construction, and
3. Executes a covenant with the Town of Eastham, in a form acceptable to Town of Eastham to be recorded by the applicant/owner at the Barnstable County Registry of Deeds, covenanting and guaranteeing that other than one management unit, no units will be occupied or otherwise used during any time period commencing December 1 and ending March 31 of the following calendar year and for that same time period for each year thereafter. Hotels and motels may not be converted into single family use under condominium type or any other type of trust or stock ownership arrangement. Those units converted to single-family, two-family or multi-family use shall be rented and/or leased for a period of not less than twelve (12) consecutive months or that the units shall be owner occupied. Units converted to seasonal workforce housing use shall be rented and/or leased for the purpose of housing seasonal employees for not more than six (6) consecutive months.
  - All rental units created under this bylaw shall require the filing of a Certificate of Registration with the Eastham Health Department. The owner shall thereafter renew the rental registration annually with the Eastham health Department.
  - Mixed use conversions consisting of year-round and seasonal workforce uses are not permitted under this bylaw.

#### Definitions

**Multi-family housing** - A building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

**Seasonal Workforce Housing** - A temporary use or occupancy on an intermittent or short-term basis, for the purpose of housing seasonal employees for not more than six months during any twelve (12) month period.

; or take any action relative thereto.

By Eastham Planning Board

Summary:



*This article will amend the Zoning Bylaw to allow the conversion of motels, hotels, inns and cottage colonies to residential use through the grant of a special permit and site plan approval. These conversions can provide a number of important community benefits. First, the bylaw amendment will encourage the redevelopment of older and uneconomic motels into more stable, attractive and profitable properties. Second, it will provide the economic boost needed to upgrade septic systems to address environmental concerns. Third, it will enable the Town to create permanent, year-round and seasonal workforce housing for those who are priced out of the private housing market, providing housing opportunities for various income levels.*

**Strategic Planning Committee Summary:**

*The Strategic Planning Committee has reviewed this article and determined it is aligned with Strategy 2 of Eastham's 5-Year Strategic Plan: Support Intentional and Well-Designed Development.*

BOARD OF SELECTMEN RECOMMENDATION: 3-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

PLANNING BOARD RECOMENDATION: 5-0

*(Two-Thirds Majority Vote required)*

**ARTICLE 11C (ZONING – OPEN SPACE RESIDENTIAL SUBDIVISION BYLAW)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 13 - OPEN SPACE RESIDENTIAL SUBDIVISION** by amending the following language:

13.2.2 Zoning Classification: ~~Only those tracts located in District A shall be eligible for consideration as an OSRSD.~~ Only those tracts located in one of the following districts shall be eligible for consideration as an OSRSD: District A, District E, District F, District G, and the Transition Commercial, Office Residential, Limited Commercial and Residential A neighborhood districts of the Eastham Corridor Special District.

or take any action relative thereto.

By Eastham Planning Board

**Summary:**

*The Open Space Residential Subdivision (OSRSD) bylaw requires part of a development site be set aside as permanent open space when such plan is preferable to a conventional residential subdivision. This provision promotes a smarter and more compact type of development pattern that allows units to be built in a cluster instead of the conventional grid pattern. This balances higher density on a portion of the site with permanently restricted open space. The bylaw is restricted to just the Residential "A" districts. This article will expand the use of OSRSD to other zoning districts.*

**Strategic Planning Committee Summary:**

*The Strategic Planning Committee has reviewed this article and determined it is aligned with Strategy 2 of Eastham's 5-Year Strategic Plan: Support Intentional and Well-Designed Development.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

PLANNING BOARD RECOMMENDATION: 5-0

*(Two-Thirds Majority Vote required)*

**ARTICLE 11D (ZONING – TWO-FAMILY DWELLING BYLAW)**

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 7.1 LOT SIZE** by amending the following language:

**7.1 LOT SIZE**

- 7.1.1 In District A and E, no single family dwelling or two (2) family dwelling shall be built on a lot with an area of less than 40,000 square feet ~~nor any two (2) family dwelling on a lot with an area of less than 80,000 square feet.~~ Any lot lawfully laid out by plan or deed, duly recorded in the Barnstable Registry of Deeds prior to April 19, 1988, or shown on a subdivision of land approved by the Planning Board prior to April 19, 1988 which is not protected by the Eastham Zoning By-Law, Section 7 shall contain at least 20,000 square feet for a one (1) family dwelling and 30,000 square feet for a two (2) family dwelling, except for any lot lawfully laid out by plan or deed, duly recorded in the Barnstable Registry of Deeds between May 7, 1987 and April 18, 1988 or any subdivision of land approved by the Planning Board between May 7, 1987 and April 18, 1988 shall contain at least 30,000 square feet for a one (1) family dwelling and 45,000 square feet for a two (2) family dwelling. (See Section 7.1.2.1 below for applicable restrictions on two-family dwellings)
- 7.1.2 ~~In Districts A and E, a year round two-family dwelling may be allowed on a lot containing 40,000 square feet or more after consideration under Site Plan Review Residential Section 11 of the Eastham Zoning By-Laws, and further subject to the standards and conditions listed below:~~
- 7.1.2.1 All units within Two-family dwellings allowed under this by-law shall be rented and/or leased on a year-round basis ~~deed restricted requiring both units to remain affordable, as defined by the guidelines in paragraph c., below, unless one said unit(s) is/are owner occupied, said owner being a named individual or trustee on the Assessor's record. No unit shall be occupied until a recorded copy of said deed~~

restriction is provided to the Building Inspector. The requirements of this section shall not apply to lots protected under Section 7.1.1 of this bylaw.

A covenant with the Town of Eastham, in a form acceptable to the Town of Eastham shall be recorded by the owner at the Barnstable County Registry of Deeds, covenanting and guaranteeing that in the case of rental units, that the unit(s) will be rented and/or leased for a period of not less than twelve (12) consecutive months or in the case of owner occupied units that the unit(s) will be occupied by named individual(s) or trustee(s) as listed on the Town of Eastham's Assessing records. Copies of covenant documents shall be submitted to the Building Commissioner prior to any unit(s) being occupied. All rental units created under this bylaw shall require the filing of a Certificate of Registration with the Eastham Health Department. The owner shall thereafter renew the rental registration annually with the Eastham health Department.

7.1.2.2 All occupants of the rental dwelling unit shall upon initial application and annually thereafter, submit necessary documentation to confirm their eligibility for the dwelling unit. Specifically, all dwelling units must be rented to those meeting the guidelines for a low or moderate income family. For the purpose of this section, low income families shall have an income less than eighty (80) percent of the Town of Eastham median family income, and moderate income families shall have an income between eighty (80) and one hundred twenty (120) percent of the Town of Eastham median family income, as determined by the United States Department of Housing and Urban Development (HUD) Published Income Guidelines, and as may from time to time be amended.

7.1.2.3 Maximum rents shall be established in accordance with HUD Published Fair Market Rental Guidelines, and will be adjusted as necessary as such guidelines may be amended.

; or take any action relative thereto.

By Eastham Planning Board

**Summary:**

*This article will amend Section 7.1 of the zoning bylaw by reducing the minimum lot size required for two-family dwellings on lots created after April 19, 1988 from 80,000 sf. to 40,000 sf. The article will remove affordability deed restrictions to encourage creation of new two-family units, thereby creating more affordable housing options through increased housing supply. The amendment will require a covenant guaranteeing new units created under this bylaw will remain year round rentals or owner occupied in exchange for less restrictive lot size requirements. Diversifying the types of housing available in the community and increasing the number of year*

round housing units are important steps in the effort to address the lack of affordable and attainable housing in the community.

**Strategic Planning Committee Summary:**

The Strategic Planning Committee has reviewed this article and determined it is aligned with Strategy 2 of Eastham's 5-Year Strategic Plan: Support Intentional and Well-Designed Development.

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

PLANNING BOARD RECOMMENDATION: 5-0

(Two-Thirds Majority Vote required)

**ARTICLE 11E (ZONING – DUPLEX DWELLING BYLAW)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 3.8.5 ECSD USE REGULATIONS** by amending the Allowed Use Table in Section 3.8.5.1 as follows:

	CORE COMMERCIAL	TRADE PARK	TRANSITION COMMERCIAL	OFFICE/ RESIDENTIAL	LIMITED COMMERCIAL
<b>PRINCIPAL USES</b>					
<b>RESIDENTIAL</b>					
Assisted living residence, with or without independent living	X	X	Y	Y	Y
Single-family dwelling	X	X	X	Y	Y
Two-family or duplex dwelling	X	X	<del>X</del> <u>Y</u>	Y	Y
Apartments and townhouses	X	X	Y	Y	Y

; or take any action relative thereto.

By Eastham Planning Board

**Summary:**

This article will amend Section 3.8.5 of the zoning bylaw by adding two-family and duplex dwellings as a permitted use in the Transition Commercial district (part of North Eastham



*Commercial District). Apartments and townhouses are already permitted in this district. This amendment will provide additional options for housing diversity.*

**Strategic Planning Committee Summary:**

*The Strategic Planning Committee has reviewed this article and determined it is aligned with Strategy 2 of Eastham's 5-Year Strategic Plan: Support Intentional and Well-Designed Development.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

PLANNING BOARD RECOMENDATION: 5-0

*(Two-Thirds Majority Vote required)*

**ARTICLE 11F (ZONING – FLOOD PLAIN BYLAW)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 18 FLOOD PLAIN ZONING** by amending the following language:

~~18.6~~ **ARTICLE I – STATEMENT OF PURPOSE, EXISTING REGULATIONS**

~~18.1~~ **SECTION A – STATEMENT OF PURPOSE**

The purposes of the Floodplain District are to:

1. Ensure public safety through reducing the threats to life and personal injury.
2. Eliminate new hazards to emergency response officials.
3. Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding.
4. Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding.
5. Eliminate costs associated with the response and cleanup of flooding conditions.
6. Reduce damage to public and private property resulting from flooding waters.
7. Facilitate accurate insurance ratings and promote the awareness of flood insurance.

~~18.7~~ **SECTION B – EXISTING REGULATIONS**

~~18.2~~ All development in the district including structural and non-structural activities whether permitted by right or by special permit must be in compliance with the following:

- 780 CMR 3107.0 of the Massachusetts Building Code which addresses floodplain and coastal high hazard areas.
- 310 CMR 10.0, Wetlands Protection Regulations, Department of Environmental Protection (DEP).

- 310 CMR 13.00, Inland Wetlands Restriction, DEP
- 310 CMR 12.00, Coastal Wetlands Restriction, DEP
- 310 CMR 15, Title 5, Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP
- Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

#### **18.8 ARTICLE II— FLOODPLAIN DISTRICT BOUNDARIES AND BASE FLOOD**

##### **18.3 ELEVATION DATA**

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Eastham designated as Zone A, AE, AH, AO, V or VE on the Barnstable County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. ~~The map panels of the Barnstable County FIRM that are wholly or partially within the Town of Eastham panel numbers 25001C0244J, 25001C0263J, 25001C0264J, 25001C0407J, 25001C0409J, 25001C0417J, 25001C0426J, 25001C0427J, 25001C0428J, 25001C0429J, 25001C0433J, 25001C0436J, 25001C0437J, and 25001C0441J dated July 16, 2014. The exact boundaries of the District shall be defined by~~ the may be defined as the 100-year base flood elevations shown on 1%-chance base flood elevations shown on the FIRM and further defined by the Barnstable County Flood Insurance Study (FIS) report dated July 16, 2014. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, and Conservation Commission.

#### **18.9 ARTICLE III— USE REGULATIONS**

**18.4** Flood plain District I is established as an overlay district to all other districts.

The Town of Eastham requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.

All development, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and with the requirements of the Massachusetts State Building Code pertaining to construction in floodplains. Additionally any required federal permits must be obtained prior to the issuance of a development permit in the Flood plain District as follows:

1. Within Zones AH and AO on the FIRM, require adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.
2. Prohibit man-made alteration of sand dunes and salt marshes within Zone VE which would increase potential flood damage.

3. Provide that all new construction within Zone VE be located landward of the reach of mean high tide.
4. Existing contour intervals of site and elevations of existing structures must be included on plan proposal.
5. There shall be established a "routing procedure" which will circulate or transmit one copy of the development plan to the Conservation Commission, Planning Board, Board of Health, Department of Public Works, Building Inspector, Board of Appeals and Fire Department for comments which will be considered by the appropriate permitting board prior to issuing applicable permits.
6. The Building Inspector shall (a) review all proposed development within the flood district to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution and Control Act Amendments of 1972, U.S.C. 1334, and (b) obtain and maintain records of elevation and floodproofing levels for new construction or substantial alteration within the flood district.
7. In accordance with the Code of Federal Regulations (44 CFR §60.3(b)(5)(iii)), the lowest floor of any new construction or substantial improvement must be documented and maintained on record with the town. The most recent Elevation Certificate from the Federal Emergency Management Agency must be used to document elevations for all new construction and substantial improvements in the Special Flood Hazard Area.

- 18.5 In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

#### **18.10 ARTICLE IV-- PERMITTED USES**

- 18.6** The following uses of low flood damage potential and causing no obstructions to flood flows are encouraged provided they are permitted in the underlying district and comply with other requirements:

1. Agricultural uses such as farming, grazing, truck farming, horticulture, etc.
2. Forestry and nursery uses.
3. Outdoor recreational uses, including fishing, boating, play areas, etc.
4. Conservation of water, plants, wildlife.
5. Wildlife management areas, foot, bicycle, and/or horse paths.
6. Temporary non-residential structures used in connection with fishing, growing, harvesting, storage, or sale of crops raised on the premises.
7. Buildings lawfully existing prior to the adoption of these provisions.

#### **18.1 PROHIBITED USES**

- 18.7** The installation of underground systems for the storage of petroleum products (including



but not limited to oil, gasoline, kerosene, and any hazardous materials) shall be prohibited in the 100 year flood plain (Zones A, AE, and VE on the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency for the Town of Eastham). Storage system shall mean storage tank and all supply lines between storage tank and burner. Underground shall mean under the surface of the earth or under pavement, including cement floors of cellars or basements. Storage systems may be located in basements or cellars provided they are on or above the paved floor of the cellar or basement.

### ~~18.3~~ SUBDIVISION PROPOSALS

~~18.8~~ All subdivision proposals and other proposed new developments greater than fifty (50) lots or five (5) acres whichever is the lesser shall include in such proposals base flood elevation data.

1. Base flood elevation data for subdivision proposals: When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

~~18.4~~ Subdivision proposals and proposals for other developments, including their utilities and drainage, are located and designed to be consistent with the need to minimize flood damage.

2. All subdivision proposals and development proposals in the floodplain overlay district shall be reviewed to assure that:
  - (a) Such proposals minimize flood damage.
  - (b) Public utilities and facilities are located & constructed so as to minimize flood damage.
  - (c) Adequate drainage is provided.

### ~~18.5~~ UNNUMBERED A ZONES

~~18.9~~ In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

### 18.10 WATERCOURSE ALTERATIONS

Watercourse alterations or relocations in riverine areas - In a riverine situation, the Director of Community Development shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities, especially upstream and downstream
- Bordering States, if affected
- NFIP State Coordinator  
Massachusetts Department of Conservation and Recreation  
251 Causeway Street, 8th floor  
Boston, MA 02114
- NFIP Program Specialist  
Federal Emergency Management Agency, Region I  
99 High Street, 6th Floor  
Boston, MA 02110

**18.11 RECREATIONAL VEHICLES**

Recreation Vehicles: In A, AH, AE Zones, VE, and V Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

**18.2 NEW ZONE DESIGNATION**

**18.12** Any new construction, alteration of structures or other development which is removed from the A or V zones by subsequent flood insurance map amendments shall only have to meet the requirements of its new zone designation.

**18.13 ABROGATION AND GREATER RESTRICTION**

The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes.

**18.14 DISCLAIMER OF LIABILITY**

The degree of flood protection required by this bylaw [ordinance] is considered reasonable but does not imply total flood protection.

**18.15 REQUIREMENT TO SUBMIT NEW TECHNICAL DATA**

If the Town of Eastham acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s). Notification shall be submitted to:

FEMA Region I Risk Analysis Branch Chief  
99 High St., 6th floor, Boston, MA 02110

And copy of notification to:

Massachusetts NFIP State Coordinator

MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114

**18.16 VARIANCES TO BUILDING CODE FLOODPLAIN STANDARDS**

Upon learning that an applicant intends to file for a variance from the State Building Code Appeals Board, the Town of Eastham shall issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

The Town of Eastham will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files.

**18.17 VARIANCES TO LOCAL ZONING BYLAWS RELATED TO COMMUNITY COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP)**

A variance from these floodplain bylaws must meet the requirements set out by State law, and may only be granted if:

- 1) Good and sufficient cause and exceptional non-financial hardship exist;
- 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and
- 3) the variance is the minimum action necessary to afford relief.

**18.18 SEVERABILITY**

If any section, provision or portion of this bylaw [ordinance] is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective

**18.19 DESIGNATION OF FLOODPLAIN ADMINISTRATOR**

The Town of Eastham hereby designates the position of Building Commissioner be the official floodplain administrator for the Town.

And further to amend **Section 21 DEFINITIONS** by adding and amending the following terms:

FUNCTIONALLY DEPENDENT USE - A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]



HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE (Floodplain Bylaw) - Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(1) By an approved state program as determined by the Secretary of the Interior or

(2) Directly by the Secretary of the Interior in states without approved programs.

[US Code of Federal Regulations, Title 44, Part 59]

~~NEW CONSTRUCTION, FLOODPLAIN MANAGEMENT: Structures for which the 'start of construction' commenced on or after the effective date of a floodplain management regulation adopted by a community. For the purpose of determining insurance rates,~~

~~NEW CONSTRUCTION - Structures for which the 'start of construction' commenced on or after the effective date of the an initial FIRM or after December 31, 1974, whichever is later. For the Town of Eastham, July 3, 1986, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]~~

RECREATIONAL VEHICLE (see also MANUFACTURED HOME) - A vehicle which is:

(a) Built on a single chassis;

(b) 400 square feet or less when measured at the largest horizontal projection;

(c) Designed to be self-propelled or permanently towable by a light duty truck; and

(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. [US Code of Federal Regulations, Title 44, Part 59].

SPECIAL FLOOD HAZARD AREA: is the land in a community's flood plain subject to a one percent or greater change of flooding in any given year. The area may be designated on the FIRM as Zone A, AO, A1-30, AE, A99, AH, V1-30, VE.

START OF CONSTRUCTION - The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair,

reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

SUBSTANTIAL REPAIR OF A FOUNDATION - When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC].

VARIANCE (Floodplain Bylaw) - A grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59].

VIOLATION - The failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

; or take any action relative thereto.

By Eastham Planning Board

**Summary:**

*The National Flood Insurance Program (NFIP) requires communities to adopt and enforce floodplain management regulations that help mitigate the effects of flooding. Once a community voluntarily adopts and enforces floodplain management provisions that meet at least the minimum requirements of the NFIP, its residents are then eligible to obtain flood insurance through the NFIP. Because the Town participates in the NFIP and the voluntary Community Rating System program, property owners are entitled to a 10% discount on flood insurance. Adoption of this article will ensure Eastham's compliance with the latest NFIP regulations and eligibility for flood insurance discounts.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

## PLANNING BOARD RECOMENDATION: 7-0

(Two-Thirds Majority Vote required)

**ARTICLE 11G (ZONING - EASTHAM CORRIDOR SPECIAL DISTRICT (ECSD) USE REGULATIONS  
BYLAW)**Underline Text = Proposed new language~~Strikethrough text~~ = Proposed language to be deleted

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 3.8.3 - APPLICABILITY** and to further amend **SECTION 3.8.5 ECSD USE REGULATIONS 3.8.5.1 - ALLOWED USES** by adding the following new language.

**3.8.3 APPLICABILITY****3.8.3.1 District Boundaries**

The provisions of this Section shall apply within the Eastham Corridor Special District (ECSD), as shown on the DCPC Map and as shown in more detail on a map entitled "Eastham Corridor Special District" Map dated May 7, 2018.

- Accessory Outdoor Dining Service Areas are exempt from the provisions of subsection 3.8.5.3 for change, alteration, expansion of non-conforming structures and uses.
- Accessory Outdoor Dining Service Areas are exempt from the ECSD District Wide Development Standards subsections 3.8.5.5.2, 3.8.5.5.3, 3.8.5.5.4, 3.8.5.5.5, 3.8.5.5.7, 3.8.5.5.8, 3.8.5.5.9 and 3.8.5.5.10.
- Accessory Outdoor Dining Service Areas are exempt from the ECSD Review Procedures under subsection 3.9.6, 3.9.7, 3.9.8, and 3.9.9.
- Accessory Outdoor Dining Service Areas shall be regulated under Eastham Zoning Bylaw Section 5.0 - Accessory Uses, subsection 5.5 - Outdoor Dining Service Areas.
- Accessory Outdoor Dining Service Areas shall comply with ECSD subsections 3.8.5.3.5.1 Dimensional Standards and 3.8.5.5.6 Drainage and Storm Water Management Standards.

	CORE COMMERCIAL	TRADE PARK	TRANSITION COMMERCIAL	OFFICE/ RESIDENTIAL	LIMITED COMMERCIAL
<b>ACCESSORY USES</b>					
<b>COMMERCIAL</b>					
Antique, craft, and gift shops	Y	Y	Y	Y	Y
Barber shop, beauty salon	Y	X	Y	Y	Y



	CORE COMMERCIAL	TRADE PARK	TRANSITION COMMERCIAL	OFFICE/ RESIDENTIAL	LIMITED COMMERCIAL
Office	Y	X	Y	Y	Y
Outdoor Dining Service Area	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
Retail complementary to principal use	Y	Y	Y	X	Y

; or take any action relative thereto.

By Eastham Planning Board

**Summary:**

*Pandemic-related occupancy restrictions and other changes, while necessary for public health and safety have affected Eastham's local business community. In 2020 and 2021, The Town worked to support local restaurants' ability to adapt and respond to ever-changing business conditions by offering an expedited local permit for outdoor dining, made possible through special State authorization. When the State authorization for temporary outdoor dining permits eventually expires, it will leave current permit holders with reduced options for continuing to use the outdoor dining areas they created under the temporary permit. The proposed regulatory amendments presented in this article, in tandem with the amendments to Zoning Bylaw Section 5.0 (Accessory Uses) proposed under Warrant Article 11H, provide a streamlined regulatory process for local restaurants to retain or add an Outdoor Dining Service Area as an accessory use to their principal business - while also complying with local and state regulatory requirements for health, public safety, and zoning.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

PLANNING BOARD RECOMMENDATION: 7-0

(Two-Thirds Majority Vote required)

**ARTICLE 11H (ZONING – ACCESSORY OUTDOOR DINING AREA BYLAW)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 5.0 - ACCESSORY USES** by adding a new **SUBSECTION 5.3 ACCESSORY OUTDOOR DINING AREAS**

**5.3 Accessory Outdoor Dining Areas**

**5.3.1 Purpose**

1. To support resiliency and adaptability of local businesses through a set of dedicated regulations for table service in an outdoor dining area;
2. To ensure safety and health standards for outdoor dining service areas;
3. To provide guidance for regulatory and design-related requirements for outdoor dining materials, equipment, and spaces.

#### **5.3.2 Applicability**

1. An Accessory Outdoor Dining Area that conforms to the requirements of the Eastham Zoning Bylaw shall be permitted as a by right accessory to an authorized principal restaurant.
2. Accessory Outdoor Dining Areas are subject to Minor or Major Site Plan Review, as outlined in this Bylaw.
3. Temporary, mobile/transient, or freestanding food service providers or vendors are not included under these regulations.
4. Accessory Outdoor Dining Areas of any size must comply with Eastham's Local Licensing Authority and State ABCC to extend the licensed premises for alcohol service into an Outdoor Dining Area.
5. Accessory Outdoor Dining Areas shall be located on the same parcel as the principal restaurant to which it is accessory.

#### **5.3.3 Conditions and Requirements**

1. Limitation
  - Only one Accessory Outdoor Dining Area is permitted per principal restaurant.
2. Occupancy
  - Addition of an Accessory Outdoor Dining Area may not exceed the total approved occupancy and/or seat count of the principal restaurant. For proposed alteration, extension, or enlargement of occupancy, the applicant must obtain a finding and certification from the Eastham Board of Health that the septic system and the water supply system for said premises complies with Eastham's current health code requirements and/or as set forth in Title 5 of the Massachusetts Sanitary Code or any amendments thereto as it relates to new construction.
3. Design Standards
  - An Accessory Outdoor Dining Area shall be clearly subordinate in use, size, and design to the principal restaurant to which it is accessory.
  - An Outdoor Dining Area shall be designed so that, to the maximum extent feasible, its appearance remains visually consistent with the principal restaurant, including

paint, décor, and any barriers or enclosures. Applicants are advised to reference Eastham's *"Outdoor Dining Design Guidelines"* manual for all design requirements.

4. Accessibility

- Outdoor Dining Areas shall comply with accessibility requirements to ensure areas are accessible to, functional for, and are safe for use by persons with disabilities, as outlined in the rules and regulations of the Massachusetts Architectural Access Board (MAAB), Massachusetts' State Building Code 521 CMR 17.00.
- Applicants are advised to reference Eastham's *"Outdoor Dining Design Guidelines"* for specific requirements related to accessible routes, surfaces, tables and seating.

5. Pedestrian Sidewalk Access

- An Outdoor Dining Area located on, or adjacent to, a sidewalk or pedestrian pathway must provide for pedestrian access to the sidewalk or pathway.
- Applicants are advised to reference Eastham's *"Outdoor Dining Design Guidelines"* manual for specific requirements related to pedestrian pathways.

6. Protective and Separation Barriers.

- An Outdoor Dining Area located on, or adjacent to, motor vehicle space, such as a parking lot or street, must include barriers around the Outdoor Dining Area to protect against moving traffic.
- Applicants are advised to reference Eastham's *"Outdoor Dining Design Guidelines"* manual for specific requirements related to protective and separation barriers.

7. Tents and Enclosures

- Proposed use of a tent or enclosure may be subject to permitting by the Eastham Building Commissioner, depending on the size of the tent or enclosure, as per the Massachusetts State Building Code.

8. Heat and Ventilation

- Any proposed use of heating equipment in an Outdoor Dining Area is subject to review and/or permitting by the Eastham Fire Department.
- Applicants are advised to reference Eastham's *"Outdoor Dining Design Guidelines"* manual for specific requirements related to heat and ventilation.

9. Noise and Nuisance

- Complaints of noise and/or nuisance (*as defined by applicable sections of the Eastham General Bylaw and Eastham Board of Health Regulations*) related to an Outdoor Dining Area must be addressed by the Applicant or Owner/Operator in cooperation with the Eastham Police Department, Board of Health, Planning Board, and/or their designees. Failure to respond to complaints may result in enforcement action as per the Eastham General Bylaw and/or Board of Health Regulations.

### 5.3.4 Regulatory Review Requirements

MINOR SITE PLAN Planning Board Designee Approval	MAJOR SITE PLAN Planning Board Approval
<ul style="list-style-type: none"> <li>• Accessory Outdoor Dining Area comprising up to 40% of the floor area occupied by the principal restaurant to which the Outdoor Dining Area is an accessory OR up to 50% of the lot area occupied by the principal restaurant.</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Outdoor Dining Area of any size that proposes reductions in parking to below the minimum requirement.</li> <li>• Accessory Outdoor Dining Service Area of any size that proposes changes to site access, patterns of vehicular movement, or interconnection(s) between adjacent lots.</li> </ul>

### 5.3.5 Application Filing for Accessory Outdoor Dining Area

1. An application fee, as applicable per the fee schedule of the Planning Board Regulations, shall accompany each application.
2. The Applicant will bear the cost of any outside planning or engineering consultant requested by the Planning Board or its designee.
3. A complete filing for Accessory Outdoor Dining Site Plan Review shall include the following:
  1. A completed checklist showing compliance with the requirements of section 5.3.2 and compliance with the Eastham "Outdoor Dining Design Guidelines" manual;
  2. A completed application for creation of an Accessory Outdoor Dining Area;
  3. Certificate of Occupancy for the principal restaurant. If the Applicant does not own the property where the Outdoor Dining Area is proposed, a letter is required from the property owner granting the right to utilize the space;
  4. A letter of zoning determination from the Building Commissioner;
  5. Documentation of a current Business License and most recent annual inspection(s) from the Town of Eastham;
  6. Health and Safety Plan including the following information:
    - Description of proposed service (*including staffing levels, days of the week, hours/months of operation*);
    - Overview of how the Outdoor Dining Area will be separated from any non-licensed area and supervised;
    - Structures and/or barriers separating patrons from traffic
    - ADA accessibility;
    - Maintenance and storage plan for outdoor dining components, such as tables and chairs;
  7. A site plan showing the proposed Outdoor Dining Area. The Applicant may prepare the site plan. However, the Planning Board or its designee may require additional



information prepared by a licensed professional if it is determined that such information is necessary to make an informed decision.

**Required Site Plan Contents:**

- Proposed Outdoor Dining Area, including total square footage;
- Location and boundaries of the lot and any adjacent streets or parking areas;
- Principal restaurant location and square footage;
- Location and dimensions of accessible routes to and from the principal restaurant and Outdoor Dining Area;
- Location and dimensions of adjacent sidewalks or pedestrian pathways;
- Location and number of tables and chairs, with location and dimensions of accessible routes to access;
- Location of protective barriers;
- Location of handwashing stations or sinks;
- Location of bathrooms, with location and dimensions of accessible routes to access;
- Location of any other components of the Outdoor Dining Area, including refuse containers, benches, mechanical components, etc.

**5.3.6 Minor Site Plan Approval**

Following a complete filing by the Applicant, an administrative review and site visit will be conducted to determine compliance with all regulatory and design standards. Review and approval of Accessory Outdoor Dining Areas under Minor Site Plan Review shall be administrative, carried out by a designee of the Planning Board without a public hearing. A written determination for Minor Site Plan Approval shall be issued upon a determination that all of the requirements listed in subsection 3.8.5.3.5, 3.8.5.5.6 of the Eastham Corridor Special District and 5.3.2, 5.3.3 and 5.3.5 of the Accessory Outdoor Dining bylaw have been satisfied.

**5.3.7 Minor Site Plan Decision**

The Planning Board or its designee, after completing review of the minor site plan, shall file a written decision no later than 45 days after receipt of a completed application in the office of the Town Clerk, and notify the Applicant of the decision. The required time limits for the filing of such decision may be extended by written agreement of the Applicant and the designee, and a copy of such agreement must be filed in the office of the Town Clerk. Failure by the designee to act in the 45-day period shall be considered approval of the minor site plan. The Applicant who seeks such approval because of the failure of the designee to act in the time prescribed shall notify the Town Clerk, in writing, within 14 days from the expiration of said 45 days or extended time.

**5.3.8 Appeal of Minor Site Plan Decision**

Any person aggrieved by a decision on a minor site plan may appeal said decision to the Town of Eastham Planning Board. Such appeal must be filed with the Board within 20 days of the filing of the designee's decision with the Town Clerk.

**5.3.9 Major Site Plan Approval**

Major Site Plan approval shall be granted upon a favorable vote of a majority of the Planning Board upon a determination that all of the requirements listed in Section 3.8.5.3.5, 3.8.5.5.6 of the Eastham Corridor Special District and 5.3.2, 5.3.3 and 5.3.5 of the Accessory Outdoor Dining bylaw have been satisfied.

**5.3.10 Major Site Plan Decision**

The Planning Board, under the standards set forth here, shall carry out review and approval of Accessory Outdoor Dining Areas under Major Site Plan review.

1. The Planning Board shall hold a public hearing including notice to all abutters, within sixty-five (65) days of receipt of the completed application and shall make a decision within ninety (90) days of the opening of the public hearing.
2. The required time limits for the filing of such decision may be extended by written agreement of the Applicant and the designee, and a copy of such agreement must be filed in the office of the Town Clerk.
3. Failure by the Planning Board to act in the sixty-five day period is considered approval of the major site plan. The Applicant who seeks such approval because of the failure of the designee to act in the time prescribed must notify the Town Clerk, in writing, within 14 days from the expiration of said 65 days or extended time.

**5.3.11** Any person aggrieved by a decision on a major site plan may appeal said decision to the Town of Eastham Planning Board. Such appeal must be filed with the Board within 20 days of the filing of the decision with the Town Clerk.

**5.3.12 Disapproval**

The Planning Board may deny approval of an application for Accessory Outdoor Dining Area on the grounds that the requirements listed in Section 3.8.5.3.5, 3.8.5.5.6 of the Eastham Corridor Special District and/or 5.3.2, 5.3.3 and 5.3.5 of the Accessory Outdoor Dining bylaw have not been satisfied, and/or the application materials or plan contents required under this subsection 5.3.5 have not been submitted and/or were not submitted at the appropriate time.

**5.3.13 Conditions**

In granting Major Site Plan Approval, the Planning Board may impose reasonable conditions as may be necessary or appropriate to:

- Enforce compliance with applicable requirements of the Eastham Zoning Bylaw
- Protect the health, safety, convenience, and general welfare of the inhabitants of the Town of Eastham



- Among its conditions, the Planning Board may require the provision of adequate security by the Applicant, in such form and amount as may be determined. This security is to ensure the satisfactory completion of all improvements required by site plan approval. The Planning Board may also require a formal commitment to future compliance, including a monitoring program post-permit issuance for compliance purposes for a time specified in the site plan approval, including restrictive covenants, which shall be recorded before any building permit is issued

#### 5.3.14 Approval Lapse

Minor and/or Major Site Plan Approval shall lapse three (3) years from the date of issuance unless construction or operation under the approval has commenced.

#### 5.3.15 Effective Date

The effective date of this bylaw shall be the date that outdoor dining, as approved by the General Court pursuant to Section 19 of Chapter 20 of the Acts of 2021 expires, or the date of any further extension approved by the General Court, whichever is later.

And further to amend **SECTION 21 DEFINITIONS** by adding definitions for the following terms:

**OUTDOOR DINING AREA:** A dining area with seats and/or tables that is an accessory use to, and located outside of, an approved restaurant for the purposes of table service. Outdoor Dining Areas may be open to the sky or may have umbrellas or partial tent covering; may include barricades or barriers to delineate the space from surrounding areas; and may contain furniture, including tables and chairs that are readily movable. Self-service counters with seating or picnic tables outside a business do not constitute an Outdoor Dining Area.

;or take any action relative thereto.

By Eastham Planning Board

#### Summary:

*Pandemic-related occupancy restrictions and other changes, while necessary for public health and safety have affected Eastham's local business community. In 2020 and 2021, The Town worked to support local restaurants' ability to adapt and respond to ever-changing business conditions by offering an expedited local permit for outdoor dining, made possible through special State authorization. When the State authorization for temporary outdoor dining permits eventually expires, it will leave current permit holders with reduced options for continuing to use the outdoor dining areas they created under the temporary permit. The proposed regulatory amendments provide a streamlined regulatory process for local restaurants to retain or add an Outdoor Dining Area as an accessory use to their principal business, while also complying with local and state regulatory requirements for health, public safety, and zoning.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

PLANNING BOARD RECOMENDATION: 7-0

(Two-Thirds Majority Vote required)

**ARTICLE 11I (ZONING - STREET SIGN BYLAW)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 12 TOWN OF EASTHAM SIGN CODE SUBSECTION 12.3.6 STREET SIGNS** as follows:

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 12 TOWN OF EASTHAM SIGN CODE SUBSECTION 12.3.6 STREET SIGNS** as follows:

12.3.6 STREET SIGNS – Private street name signs shall be placed in a position clearly visible from the intersecting street and in a position that will not interfere with traffic. ~~The size and location of the street sign shall be approved by the Department of Public Works, and shall comply with the Mass Highway Standards Manual.~~ Each street intersection shall be marked with the street name and the name of the intersected street, with the technical specifications for the signs set by the Eastham DPW director and will conform to standards contained in the Manual on Uniform Traffic Control Devices (MUTCD). Street Name Signs will follow the MUTCD guidelines and shall consist of a normal guide sign green background color with white lettering and a white border. Lettering shall be composed of a combination of lower-case letters with an initial upper-case letter. Use of supplemental lettering will be limited to indicating private ways on the top right corner of the sign, and dead end roads on the bottom right corner of the sign.

; or take any action relative thereto.

By Eastham Planning Board

**Summary:**

*The proposed amendment will improve way finding and public safety response by providing a consistent design standard for street signs throughout the town.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 8-1-0

PLANNING BOARD RECOMMENDATION: 5-0

*(Two-Thirds Majority Vote required)*

**ARTICLE 12A (GENERAL BYLAW - CONSERVATION – EASTHAM WETLANDS PROTECTION CH  
155 §13-A)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

To see if the Town will vote to amend the Eastham Wetlands Bylaw, Chapter 155 of the Code of the Town of Eastham, Section 13-A, by amending the following language:

Section 13-A). New docks and piers may be permitted only if said dock or pier or its construction will not impinge on any navigable channel and will not interfere with any form of navigation, fishing (including shellfishing and aquaculture) and/or current or historical shellfish resources or shellfish habitat as determined by survey, historical record, or other designation by the Shellfish Constable or Massachusetts Division of Marine Fisheries. ~~New docks and reconstructed portions of existing docks shall be constructed entirely of materials that do not contain toxic materials, including but not limited to chromated copper arsenate.~~

; or take any action relative thereto.

By Eastham Conservation Commission

**Summary:**

*As the Conservation Commission considers updates to its existing policy and regulations regarding the use of pressure-treated wood products, removal of this specific prohibition from the current Wetlands Bylaw text will increase flexibility and allow the Commission to make its site-by-site decisions based on the characteristics of newer pressure-treated wood products now more widely in use. Note that this change does not imply that the Commission will now be obligated to permit the use of specific pressure-treated wood products, but only that the use of such material is not expressly forbidden.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

(Majority Vote required)

**ARTICLE 12B (GENERAL BYLAW - CONSERVATION – EASTHAM WETLANDS PROTECTION CH**

**155 §15)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

To see if the Town will vote to amend the Eastham Wetlands Bylaw, Chapter 155 of the Code of the Town of Eastham, Section 13-A, by adding the following language:

Section 15. Waiver. The Commission may waive specifically identified and requested procedures, design specifications, performance standards, or other requirements set forth in its regulations, provided that: the Commission finds in writing after a public hearing that there are no reasonable conditions or alternatives that would allow the proposed activity to proceed in compliance with said regulations; that avoidance, minimization and mitigation have been employed to the maximum extent feasible; and that the waiver is necessary to accommodate an overriding public interest or to avoid a decision that so restricts the use of the property as to constitute an unconstitutional taking without compensation. Waiver shall only be granted upon five (5) affirmative votes of the commission.

or take any action relative thereto.

By Eastham Conservation Commission



**Summary:**

*The adoption of a waiver provision into the Wetlands Bylaw remedies an existing structural defect in the language of the bylaw. As currently written, the Conservation Commission is constrained in its ability to approve public or private projects which are intended to improve public safety (i.e., flood control), improve the Bylaw interests or values to be protected (i.e., habitat enhancements, wetlands restoration), respond to environmental clean-up projects brought forth under the terms of the Massachusetts Contingency Plan (310 CMR 40.000 et seq.), and/or avoid the risk of an unconstitutional "taking of property by regulation". The language of the proposed waiver provision includes clear standards under which the Commission may grant a waiver from specific Bylaw regulations and limits the applicability of waivers to those specific standards.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

(Majority Vote required)

**ARTICLE 12C (FIRE – MONITORED FIRE ALARM SYSTEMS BYLAW)**

All structures or facilities that have a fire alarm or fire protection system monitored by a central station that automatically summons the Fire Department shall install a key-holding device (lock box). The type and location of said device shall be approved by the Fire Department and shall be of sufficient capacity to hold all materials needed to gain access and/or take control of the alarm or suppression system. All structures and sites subject to the provisions of this bylaw shall be equipped with an approved device within 120 days after acceptance of the bylaw.

- 1) As to such, subsequent to the passage of this bylaw, the owner of any property that installs a fire alarm or fire protection system monitored by a central station that automatically summons the Fire Department shall install a key-holding device (lock box), at the time of installation of the alarm system.
  - a. If any property is found to not be in compliance with this bylaw and is then notified, in writing, by the Fire Chief or his or her designee of the need to comply with this bylaw, will have thirty (30) days to install an approved lock box.
  - b. Any owner who fails or refuses to comply with this bylaw within thirty (30) business days after receipt of the notice shall be punished by a fine of \$50.00 per day until the lock box is installed.

By Board of Selectman

**Summary:**

*The Fire department responds to fire alarms called in by an alarm monitoring company. Many times, these properties are unoccupied and locked. The use of a lock box, which is keyed specifically for the fire department, will now be required for any property using a monitored fire alarm system. This allows the fire department to access a property to investigate without*

*having to force entry. This is added piece of mind for any owner who decides to protect their property from fire and prevents unnecessary damage.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 9-0-0

*(Majority Vote required)*

**ARTICLE 13 (COMMUNITY PRESERVATION COMMITTEE RECOMMENDED APPROPRIATIONS, RESERVATIONS AND PROJECTS)**

To see if the Town will vote to approve and appropriate, pursuant to Massachusetts General Laws Chapter 44B, the recommended appropriations and reservations of the Community Preservation Act estimated annual revenues for FY 2023 as indicated in item "A" below. And, furthermore, to approve the recommended projects of the Community Preservation Committee listed below as items "B" through "F" and to appropriate and/or transfer the amounts, from the funding sources indicated, for the purposes described, or take any other action relative thereto.

By Community Preservation Act Committee

**Summary:**

*This article provides for an amount of annual revenue that must be set-aside, or "reserved" from each year's estimated annual revenues for certain community preservation purposes, and for administrative expenses of the CPA program, in accordance with G.L. c.149, S298 of the Acts of 2004. In addition, this article funds the projects and programs approved and recommended by the Community Preservation Committee. Each year, the Committee spends months reviewing and researching requests for funding and recommends projects and programs they believe meet the guidelines for the program. Each of these purposes is identified as items A-F below for easier reference and for the purpose of potential motions on a particular item.*

COMMUNITY PRESERVATION RECOMMENDATION: A: 7-0-0, B: 7-0-0, C: 7-0-1, D: 7-0-0, E: 8-0-0, F: 9-0-0

BOARD OF SELECTMEN RECOMMENDATION: A: 4-0-0, B: 4-0-0, C: 4-0-0, D: 3-0-0, E: 4-0-0, F: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: A: 7-0-0, B: 6-0-0, C: 7-0-0, D: 7-0-0, E: 7-0-0, F: 7-0-0

*(Majority Vote required)*

**A. Appropriation and Reservations of Community Preservation Act FY 23 Estimated Annual Revenues**

Appropriate and Reserve **\$1,088,642** of the FY 23 estimated annual revenues of the Community Preservation Act Fund as follows:

Reserve for Open Space **\$108,864**  
Reserve for Historic Preservation **\$108,864**  
Reserve for Affordable Housing **\$108,864**  
Reserve for Active Recreation **\$108,864**  
CPA Administration (appropriation for support expenses) **\$54,433**  
Reserve for Appropriation (Budgeted Reserve) **\$598,753**

**Summary:**

*This action sets aside 10% of estimated Community Preservation revenue for open space, historic resources, affordable community housing, and active recreation, respectively, and appropriates 5% for CPA Administrative expenses, with the remaining estimated revenue reserved for appropriation as required by G.L. Chapter 44B (6).*

**B. Fund Cape Housing Institute**

Appropriate and/or transfer \$7,500 from the Community Preservation Fund Undesignated Fund Balance to provide funding to the Cape Housing Institute.

**Summary:**

*This action provides funding to The Cape Housing Institute, which supports housing assistance programs and delivers training to build public support for affordable housing and equip local elected and appointed officials with the knowledge and skills to support the creation of more year-round housing.*

**C. Fund Eastham Affordable Housing Trust**

Appropriate and/or transfer \$300,000 from the Community Preservation Fund Undesignated Fund Balance to provide funding to the Eastham Affordable Housing Trust in support of housing assistance programs.

**Summary:**

*This action will allow the Eastham Affordable Housing Trust to continue implementation of several housing assistance programs designed to meet current and future demands for assistance identified in the 2016 Eastham Housing Production Plan. These programs include a Rental Subsidy Program, a Housing Preservation Program, a Lease to Own Program, and a Closing Cost Assistance Program, and other programs deemed appropriate by the Eastham Affordable Housing Trust. The proposed programs are based on successful models utilized in neighboring communities. The overarching goal of these programs is to provide housing assistance to a broad base of the community.*

**D. Fund Eastham Historical Society Schoolhouse Museum Windows Project**



Appropriate and/or transfer \$3,600 from the Community Preservation Fund Undesignated Fund Balance to fund repair and/or replacement work for windows on the Eastham Historical Society Schoolhouse Museum.

**Summary:** *This action will allow the Eastham Historical Society to pay for the installation of ultra-violet (UV) protection to 15 windows in the 1869 Schoolhouse Museum. The museum contains important artifacts documenting Eastham's history. The current windows are standard windows that do not provide any UV protection. The project will reduce damage and deterioration to historical artifacts, allow additional "safe" natural light into the museum display areas and reduce electricity costs by reducing the need for interior day time lighting.*

**E. Fund Construction/Improvements to Town Clerk Storage Facility/Vault**

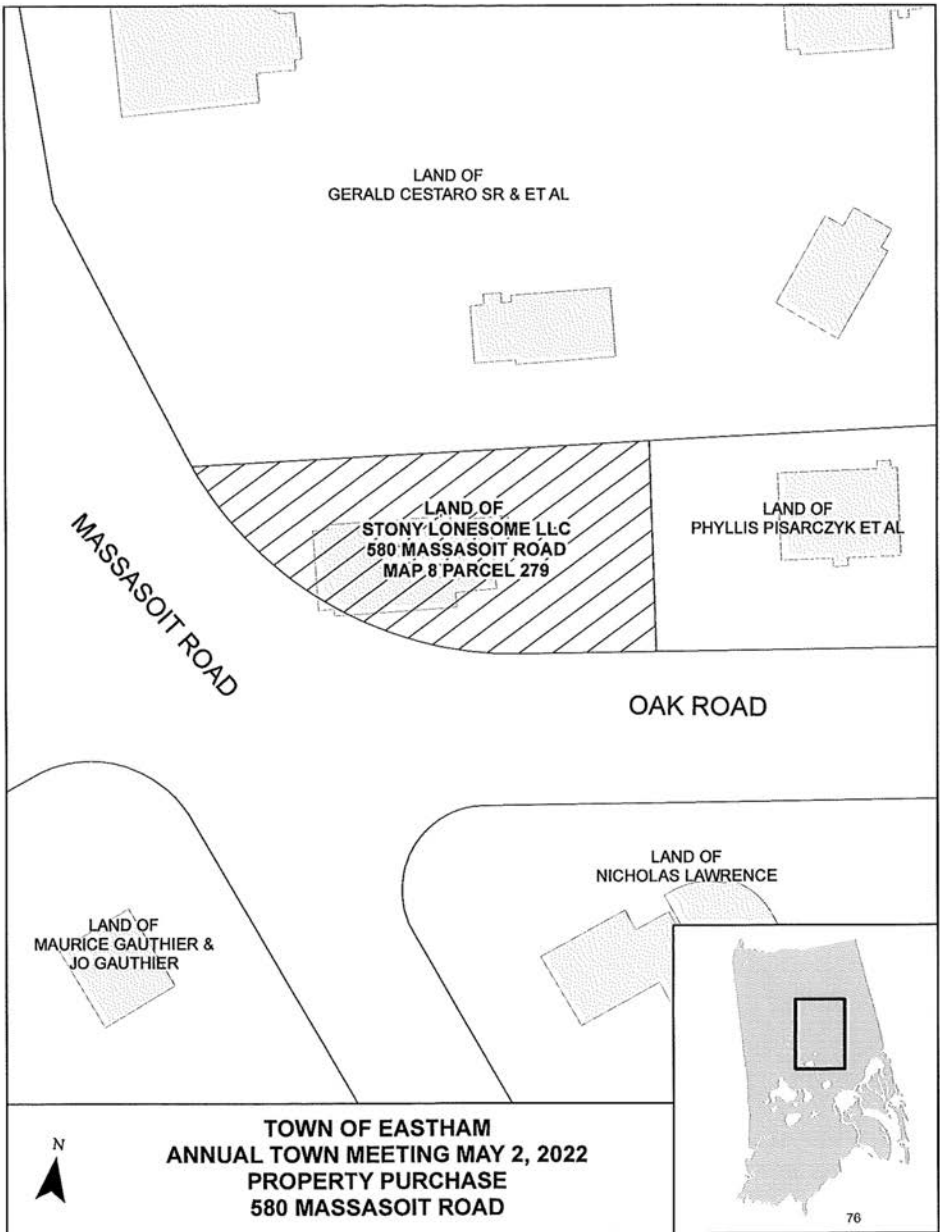
Appropriate and/or transfer \$45,000 from the Community Preservation Fund Undesignated Fund Balance to construct and/or make improvements to the Town Clerk's Storage Facility/Vault for the purposes of preserving Town records.

**Summary:** *This action will allow the Eastham Town Clerk to retrofit an existing space within the Eastham Town Hall for archival storage of town historical documents. The project consists of purchase and installation of shelving units, fire detectors, water infiltration alarms, security door locks, temperature and humidity monitoring and HVAC equipment.*

**F. Fund Acquisition of Property at 580 Massasoit Road for Historic Preservation**

Authorize the Board of Selectmen to acquire by purchase, gift, eminent domain, or otherwise, the land with the building thereon, located at 580 Massasoit Road, identified as Map 08 and Parcel Number 279, including the cost to make improvements to the building and any other costs incidental and related thereto; and to transfer \$450,000 from the Undesignated Fund Balance of the Community Preservation Fund Historic Preservation Program to fund the acquisition of the land and to make building improvements.

**Summary:** *This action will allow the Town to purchase the property located at 580 Massasoit Road. The property is a mixed-use commercial/residential property, originally constructed circa 1879. The property is listed on the State Register of Historic Places. The building is notable as the only remaining example in town of several 19th century general stores that once existed in Eastham. The building currently is the home of the Eastham Friends of the Council on Aging (FCOA) Thrift Store. The FCOA are a 501 © 3 non-profit that supports the programs and activities of the Town's Council on Aging. The building also contains a second floor rental unit. While this CPA funding request is limited specifically to historic preservation for the purposes of preserving the integrity of the structure and the historic commercial use. The purchase of the property will also support community-housing goals by retaining the existing year round rental unit.*



**ARTICLE 14 (PETITION – NAUSET ESTUARY DREDGE)**

The Town of Eastham acknowledges the importance of the Nauset Estuary Dredging project to the town of Orleans. This petition article asks that the town of Eastham will not take actions that will have the effect of preventing Orleans from pursuing, at its own expense, Federal, state and local permits that will authorize the Nauset Estuary Dredging project to proceed along the route previously chosen. Recognizing that a portion of the project will take place in Eastham waters, the residents of Eastham will retain the right to provide input to Federal, state and local permitting authorities during the course of the permitting processes.

By Petitioner

**Petitioner Summary:**

*The purpose of this article is to express the sentiments of town residents, while there may be disagreements as to whether the Nauset estuary dredging project is essential to Eastham, The town should act as a good neighbor and recognize the importance of the project to Orleans. Therefore the town should not take actions that will prevent Orleans from pursuing permits for the project. These permits are only to establish a zone that dredging could safely take place in. The scope and size of any dredging is yet to be decided, but to let the project die in the permitting phase would kill any future action that may be necessary for maintaining the health of the estuary.*

**Town Summary:**

*The Nauset Marsh system is one of the most significant natural resources in the Town of Eastham. This is one of the reasons it was adopted into the Cape Cod National Seashore and exists today as a vibrant, healthy, estuarine system that supports aquaculture, wild fisheries, recreational fishing, and boating, and provides vital protection to coastal properties. The Nauset Estuary Dredge Project began in Orleans as a response to the difficulty and/or increase in travel time for fishermen and lobstermen in getting in and out of Town Cove and through the inlet. Orleans asked the Town of Eastham to join the effort as most of the dredging will occur within the boundaries of the Town of Eastham. The estuary has never been dredged. The proposed dredge is massive in scope, going from Town Cove, and following a path along the back of the length of the barrier beach, to just short of the inlet. It does NOT dredge the treacherous mouth of the inlet, and it will not allow an increased water volume into the channel. It will have no impact on safe navigation through the inlet or have any positive impact on water quality. It will allow larger boats to move more quickly from dock to inlet.*

*In 2019, the Town of Eastham contracted with the Center for Coastal Studies to do extensive fieldwork to answer vital questions prior to considering the dredge. They include a Barrier (Beach) Configuration Study and Benthic/Finfish/Ecosystem Habitat Assessment, and both will be completed by this summer. We are also participating in a Park Service grant from NOAA studying Sea Level Rise and Mapping along the Nauset Marsh area and barrier beach, with the University of Rhode Island. Preliminary data will be available for this study in 2023. In summary, it is the Town's position that given the great concern of sea-level rise and the increase in flooding and coastal storm activity, permitting an extensive dredging project along the complete length of a*



*barrier beach, without being able to answer basic questions regarding the role and movement of the beach, the health of the system, and possible effects on the large marsh system, is not responsible stewardship, and may have serious unintended consequences.*

*The petitioner makes mention that there are no financial costs for Eastham. It is not practical to assume that the Town of Orleans will continue to pay all the costs associated with the initial dredge and then annual dredging thereafter. The ten- year (conservative) cost would be a one-time dredge of 2 million dollars with top-off dredge every **two** years (could be annual), of \$1,560,000. This would yield a ten-year cost of \$10,800,000. Can either town afford 1.5 to 2 million dollars per year in dredging costs?*

*It is the Select Board's position that we should not be undertaking the permitting of the project without the results of a comprehensive environmental assessment, transparent discussion of all the costs, and a clear understanding of the liabilities and risks. The Select Board reserves the right, and has a responsibility, to oppose a project that they believe is not in the best interests of the Town of Eastham.*

BOARD OF SELECTMEN RECOMMENDATION: 0-4-0

FINANCE COMMITTEE RECOMMENDATION: 0-8-0

(Majority Vote required)

#### **ARTICLE 15 (PETITION – HOLTEC PROPOSAL TO CLOSE PILGRIM NUCLEAR PLANT)**

Non Binding Public Advisory Question for the 2022 Spring Town Ballot Calling upon Holtec Pilgrim, LLC owner of the closed Pilgrim Nuclear Power Station and Holtec Decommissioning International, LLC, to immediately withdraw any plans to discharge any radioactive water into Cape Cod Bay.

WHEREAS, Cape Cod Bay is a federal and state protected area and habitat for the endangered Right Whale; and

WHEREAS, Cape Cod Bay provides a vital livelihood for fishermen and the tourist industry; and

WHEREAS, The National Academies of Science has determined there is no safe dose of ionizing radiation,

WHEREAS, One radioactive element in Holtec Pilgrim water is Tritium, which concentrates up the food hand from sediment to sea grasses to the fish we eat; and

WHEREAS, Holtec Pilgrim can discharge radioactive water anytime without approval of the Nuclear Regulatory Commission [NRC]; and

WHEREAS, The Attorney General of New Mexico has filed a lawsuit against the NRC for unlawful proceedings and illegal activities involving Holtec; and

WHEREAS, The Commonwealth has the authority to stop the dumping;

Therefore, shall the people of the Town of Eastham direct the local government to communicate with Governor Charlie Baker, Attorney General Maura Healey, and the State Legislature to

employ all means available to ensure that Holtec commits to immediately withdraw any plans to dump any radioactive water into Cape Cod Bay?

By Petitioner

**Petitioner Summary:**

*Holtec-Pilgrim, the company decommissioning the Pilgrim nuclear power site, has revealed their business plan to dump a million gallons of radioactive wastewater into Cape Cod Bay. This ecocide exposes their complete disregard for our community health and safety and highlights the fact that the government and nuclear industry have no real plan to manage the most dangerous substance known to humankind. These dangerous radionuclides can accumulate in the environment and be transmitted up the food chain to the shellfish and seafood our families eat. Radionuclides can cause cancers, birth defects, autoimmune conditions and genetic damage that would impact generations to come.*

**Town Summary:**

*The Select Board agrees with the petitioners that they oppose Holtec International's plan to discharge radioactive water from the Pilgrim Nuclear Plant into Cape Cod Bay. However, the article is not necessary, and serves no purpose. In December 2021, the Select Board wrote a letter opposing the "dump method" to all our representatives, senators, the Attorney General, and both state and federal agencies involved in regulating this issue. They received letters back from the Department of Environmental Protection and the EPA stating that the proposed dumping method would not be allowed. Holtec has also acknowledged that they are not able to use this method at this time. Lower Cape Television produced an informative video on the success of the Eastham Board's activism, which can be viewed at : <https://vimeo.com/679256077>.*

BOARD OF SELECTMEN RECOMMENDATION: 4-0-0

FINANCE COMMITTEE RECOMMENDATION: 0-8-0

(Majority Vote required)

**ARTICLE 16 (PETITION – ESTABLISH A CONSERVATION FUND)**

To see if the Town will vote to establish for the use of the Conservation Commission a conservation fund, as described and authorized in the Conservation Commission Act (G.L. Ch. 40 §8C). The treasurer shall be the custodian thereof. She/he may deposit or invest the proceeds as set out in the Act; and income therefrom shall be credited to the fund. Money in said fund may be expended by said Commission without further authorization for any purpose authorized by said Act, except that no expenditure for a taking by eminent domain shall be made unless such expenditure has been approved in accordance with said Act. The fund may receive gifts and donations. The town may appropriate money in any year to the fund

By Petitioner

**Petitioner Summary:**

*The Conservation Commission and Open Space Committee propose to create a Conservation Fund in order to more nimbly address the community's interest in protecting Eastham's undeveloped*

*open space. Open space that remains undeveloped helps with community resiliency in the face of climate change, aids in groundwater recharge, preserves natural habitat for wildlife and plants, preserves areas for passive recreation, and protects and preserves the small-town character of Eastham. A Conservation Fund is a tool that Conservation Commissions around the state have used since 1957 for multiple purposes including: purchasing water rights; conservation restrictions (development rights); maintenance of or capital improvements to open space; trail maintenance; stewardship plans; monitoring of conservation restrictions; GIS expenses; vernal pool certification; land acquisition; and other expenses that are rarely foreseen and are not part of the Conservation Commission's annual operating budget. Funding will be requested at future town meetings (e.g. Community Preservation Act open space funds.)*

#### **Town Summary:**

*The establishment of a conservation fund, where taxpayer monies and gifts, were deposited to be spent by the commission for land management for open space parcels, consultants, or other projects to identifying/assess new parcels of open space or provide the commission with technical assistance for current applications, is not the problem with this article.*

*The issue, that the petitioners do not address, is the fact that this fund authorizes the conservation commission, a non-elected board, the authority to purchase land on behalf of the Town that they alone deemed appropriate, without consulting with any other boards or committees, the Select Board, the finance committee, and most importantly, without Town Meeting approval. This point is missing from the summary of the article and is why the Town does not support the creation of such a fund, or such a process.*

*The goals identified by the Open Space Committee to shape or mitigate development and preserve the character of our town are vital, legitimate, and necessary. However, the question of how we navigate use of the limited land we have must be a cooperative, town-wide effort that involves all the stakeholders at the table. While the Open Space Committee has gone through their own process and established a set of criteria for identifying priority parcels for conservation, we have not yet had joint meetings with Open Space, Conservation, the Affordable Housing Trust, and Town Staff to prioritize parcels as a group and create a comprehensive plan. As land becomes scarcer, we are anticipating increasing competition between housing and conservation to acquire land unless we can identify mutually agreed upon criteria and goals when it comes to land use, acquisition, and management.*

1. *We need a comprehensive plan for the acquisition and management of open space.*
2. *We need a process, funding source, and work plan for management of current open space parcels, and funds have been set aside in the FY23 budget to begin this work with a consultant.*
3. *We need expertise and consulting services for the Conservation Commission as they grapple with challenging cases.*



*The Select Board can prioritize these goals and set a date for achieving them, as they have done with housing and will soon do with wastewater. This fund request is premature and without the necessary team process (staff, select board, and other boards and committees) to make sure it is consistent, and not competing with, other town goals.*

**Strategic Planning Committee Summary:**

*The Strategic Planning Committee has reviewed this article and determined it is aligned with Strategy 1 of Eastham's 5-Year Strategic Plan: Support a Clean Environment and Resilient Community.*

BOARD OF SELECTMEN RECOMMENDATION: 0-4-0

FINANCE COMMITTEE RECOMMENDATION: 1-7-0

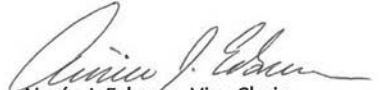
*(Majority Vote required)*

Hereof, fail not and make due return of this Warrant and your doings thereon to the Town Clerk at the time and place of holding said meeting.

Given under our hands and seals this 15<sup>th</sup> day of April in the year of our Lord, two thousand and twenty-two.



Arthur A. Autorino, Chair



Aimée J. Eckman, Vice Chair

Alexander G. Cestaro, Clerk



Jamie Demetri



Jared K. Collins

EASTHAM SELECT BOARD

Greetings:

In pursuance of the conditions of the foregoing warrant, I have posted attested copies, one each at the Post Office in Eastham and North Eastham fourteen days before time of said meeting.

Constable



A True Copy Attest:



Cynthia Nicholson, Town Clerk

## **APPENDIX A**

### **PROCEDURES FOR TOWN MEETING**

In accordance with Section C2-8. B of the Eastham Town Charter, the following procedures will be followed:

1. A registered voter wishing to speak at Town Meeting shall proceed to one of the microphones. Once recognized the voter shall give his or her name and address, speak to the question for not more than three minutes, and shall not speak again until all those wishing to speak thereon have done so. Persons making articles and demonstrations are exceptions to this rule.
2. Non-voters who wish to address Town Meeting and have identified themselves in advance to the Moderator may only speak if permitted by majority consent of voters.
3. Registered voters will be seated first. Additional seating for non-voters may be available only after the Town Clerk has determined that there are an adequate number of seats for all registered voters in attendance. **Voters who sit in the Non-Voter Section cannot vote.**
4. Discussion on each article shall terminate when no one wishes to speak or the discussion becomes redundant in the opinion of the Moderator or a motion to call the question is approved.
5. Votes may be taken by voice (Majority to be determined by the Moderator), by a show of hands or by electronic devices. Articles requiring a 2/3 vote will be by hand count or electronic device count, at the Moderator's discretion, unless unanimous. If seven Town Meeting members question a voice vote, the Moderator may then choose an alternative counting method.
6. An article may be reconsidered on the same day, no more than sixty (60) minutes from the time the vote on such article is declared by the Moderator. The Town Clerk's minutes shall record such times.
7. TOWN MEETING TIME, A Handbook of Parliamentary Law, Third Edition, 2001, is the Eastham Town Meeting parliamentary handbook.

The only persons allowed in the foyer at Town Meeting will be Registrars, Checkers and Voters.

Non Voters will be assigned to a designated area.

Persons with handouts of any nature must be outside the building or in a designated area.

**PLEASE BE COURTEOUS.**  
**ALLOW EACH SPEAKER TO PRESENT THEIR IDEAS WITHOUT INTERRUPTION**

# **APPENDIX B** **ELEMENTS OF COMMUNITY HOUSING PLAN**

<b>ELEMENTS OF COMMUNITY HOUSING PLAN FY23</b>				
<b>Program</b>	<b>Narrative Description</b>	<b>FUNDING</b>	<b>Article</b>	
Housing Coordinator & Contracts with Housing Agencies	Town funding is committed to the Housing Coordinator position & to contracts with agencies that will manage other new programs (HAC, HECHC, CDP)	40,000	Article 2 (CPA)	
Zoning Changes	<p><i>Open Space Residential Bylaw</i> - Sets aside open space in same parcel that allows more housing density</p> <p><i>Inclusionary Zoning</i>- Requires that affordable housing be included in any new development</p> <p><i>Motel Conversions</i>- Allows higher density for conversions that include affordable housing</p> <p><i>Two-family by right</i>-Allows duplex by right on certain size lots</p>	50,000	Article 4	
Special Legislation	Petition the State Legislature to allow CPA and AHT the option to raise income eligibility for some programs to up to 200% of AMI	No Funding	Articles 11 A-E	
Increase Income Limits for Rental Support Programs	We will make some town funds available to extend some of the AHT rental support programs to residents with higher incomes. Currently programs are for 60%AMI or less, we will extend to 120%	No Funding	Articles 8 & 9	
Housing Buy-Down Program	This program allows a resident family to purchase a home at market rate, with the Housing fund contributing up to \$150,000 to lower mortgage cost, in exchange for a permanent deed restriction to keep the home affordable over time	50,000	Article 4	
Mortgage Down Payment	This program will provide a loan for mortgage down payment assistance to resident home-buyers who qualify for a mortgage, but need assistance with down-payment and /or closing costs	150,000	Article 4	
Accessory Dwelling Unit Creation	This program will allow the Town to work with Housing Assistance Corporation (HAC) and Community Development Corporation (CDP) to assist residents to add ADU's to their properties, to increase	100,000	Article 4	
Acquisition of Property by Purchase or Tax Taking	The Town will move to acquire or purchase properties that can be used for rental housing in all income levels. In FY 23 this includes the purchase of 2555 State Highway and 580 Massasoit Rd, and the acquisition of 2815 State Highway-upper and 2835 State Highway, unit A via tax taking	450,000	Article 13F (CPA)	
Housing Re-development, Repair, Ready to Rent	Sets aside funds to complete repairs and code upgrades to get housing units ready to rent. In FY23, this includes 2555,2815, and 2835 State Highway and 850 Massasoit Road.	50,000	Article 2A (Human Services)	
Redevelopment New-Build Housing	Sets aside funds to assist non-profit or private developers to convert existing short-term rentalproperties, such as motels/cottage colonies, to year-round rentals and/or build new housing on vacant parcels. For FY23 this includes 1-time and Town Center Plaza sites planning/engineering studies	350,000	Article 4	
		100,000	Article 3B (Capital Budget)	
<p><b>Article 4 appropriates in short-term rental funds (free cash)</b> <b>Article 13 appropriates in CPA funds</b></p> <p><b>Article 2 appropriates CPA funds and Family Support/Housing, and Article 3B appropriates free cash</b></p>		1,490,000	Policy	
		900,000	Zoning	
		CPA 490,000	Purchase Assistance	
		Article 2 & 3 150,000	Create More Stock	
			Preservation & Support	

# **APPENDIX C** **ELEMENTS OF WASTEWATER / WATER QUALITY PLAN**

Development of Targeted Watershed Management Plan/ Wastewater Planning FY23			
Program	Narrative Description	FUNDING	Article
Development of Draft Targeted Watershed Management Plan (TWMP)	<p>The Targeted Watershed Management Plan is the roadmap that the Town proposes to use to address water quality issues identified in County and State 208 processes. It will outline our plan, now and into the future, of exactly how and by what means, we will correct existing water quality issues</p> <p style="text-align: center;"><b>Tasks:</b></p> <p style="text-align: center;">Groundwater modeling, PRB tasks below</p> <p style="text-align: center;">Wastewater treatment Evaluation, Sewer Modeling, site evaluations: Transfer Station/Landfill site, Children's Place, T-Time, "sand pit" properties for recharge areas.</p>	<p>205,300 Capital Wastewater FY 20,21, 22</p> <p>220,000</p>	<p>No Article</p> <p>Article 3B Free Cash</p>
Permeable Reactive Barrier	The PRB project testing is completed and has had positive testing. The next step is a permanent installation at Salt Pond. ( FY23 entails completing field work for 2 sites, and final design estimate)	Capital Wastewater FY22	No Article
Stormwater	Schoolhouse Minister's Pond Design , Survey & Construction Salt Pond Design, construction estimate & permitting costs	93,400 250,000 AARPA Funding	Article 3B Free Cash No Article
Ponds	Phosphorus Evaluation & State of the Ponds Update 2022 & testing	24,000	Article 3B Free Cash
Water Sampling	Spring & Fall SMAST testing & Estuary SMAST Program/analysis	8,600	Article 3B Free Cash
IA (Layer Cake) Pilot	Testing an Innovative Alternative Septic System	4,000	Article 3B Free Cash
		805,300	All Funding
		350,000	FY23 Budget
Prior Year funding 205,300, AARPA funding 250,000, Article 3B free Cash 350,000			



## APPENDIX D

### ELEMENTS OF INFRASTRUCTURE, ROUTE 6, & ECONOMIC DEVELOPMENT

INFRASTRUCTURE IMPROVEMENTS ROUTE 6 & COMPLETE STREETS FY23			
Program	Narrative Description	FUNDING	Article
Conceptual Design Route 6 Corridor Improvements	Complete planning-level engineering and general services related to evaluation of traffic flows, volume, speed, crash data, and review all previous studies. This will provide complete assessment of the corridor and will identify short and long-term improvements aimed at re-inventing the character of the roadway to reduce speeds, and improve pedestrian and bicycle access and safety.	50,000	Article 3B
Local Road Planning & Design	Complete Planning & Engineering for critical Town road intersection re-design	50,000	Article 3B
Local Road Construction	Complete construction of critical intersections, based on engineering above	500,000 <i>State Chapter 90 Funds</i>	No Article
Complete Streets Plan	Construct first Complete Streets bike/pedestrian project (bike and pedestrian lanes)	400,000 <i>Complete Streets Grant</i>	No Article
		All Funding 1,000,000 FY23 Budget 100,000	Article 3B

ECONOMIC DEVELOPMENT, T-TIME, TOWN CENTER REDEVELOPMENT FY23			
Program	Narrative Description	Funding	Article
Planning & Engineering	Continue Master Planning Process, with engineering and site-related studies	100,000	Article 3B
Business Support Exterior Improvement Program	Implement exterior improvement program for resident businesses, requiring 20% match for accepted projects	125,000 <i>AARPA Funds</i>	No Article
		All Funding 225,000 FY23 Budget 100,000	Article 3B

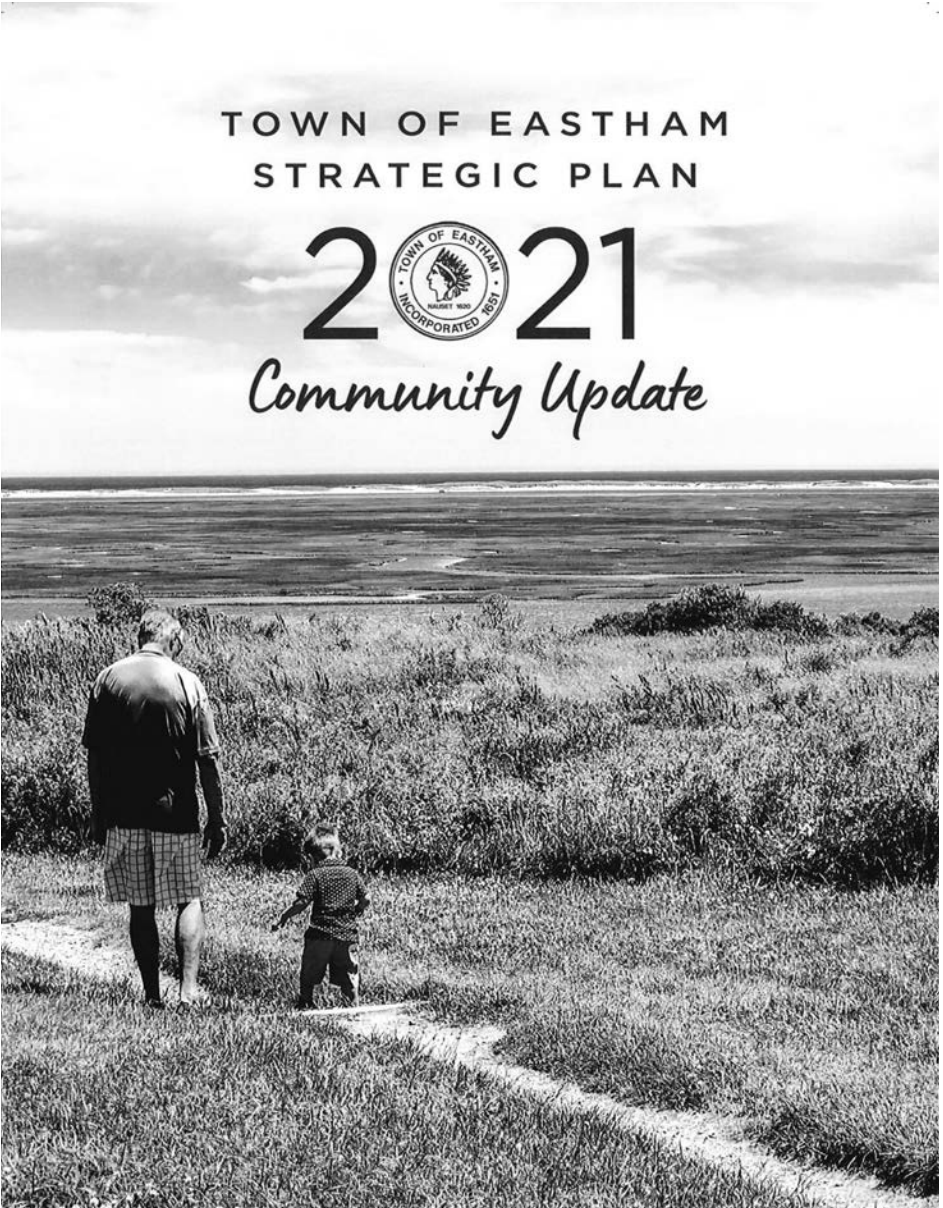


## **APPENDIX E**

**See Following Pages**

TOWN OF EASTHAM  
STRATEGIC PLAN

2021  
*Community Update*





## *A Letter* from the Strategic Planning Committee

**THE EASTHAM 5-YEAR STRATEGIC PLAN** was created with extensive community input to identify important values and goals for the Town, and to set priorities to guide decision-making and significant initiatives over its five-year timeframe. Adopting this plan was a huge milestone for the Town of Eastham, and we are one of the few towns to have such a document. This plan helps us not only understand where we should focus our energy, but reminds us why it is important to do so.

Three years in, we can report that the plan is not sitting on a shelf gathering dust, but is regularly referenced by Town Administration, the Select Board, boards and committees, and staff. Much progress has been made. But as thorough and amazing as this plan is, we still have much work to do in fulfilling the goals and actions it outlines.

The Strategic Planning Committee, along with Town staff, continues to explore how we can more effectively monitor and report on plan progress, identify how new opportunities align with plan priorities, and update the plan as needed. The Select Board updated the committee's charge in 2021 to better define these priorities.

The purpose of this update report is to show how the Town is making progress against the main elements of the plan in ways that are tangible, responsive, and positively impact the daily lives of our community. For a full report on "action-by-action" plan status, we will be releasing an updated version of the full Strategic Plan document.

While each component of the plan is a critical building block towards achieving the goals outlined in the plan, ensuring they are done by a specific deadline is less important than demonstrating how the Town remains accountable in fostering the sort of community and local government this plan envisions. By regularly applying this Strategic Plan, its principles, and goals, the Town of Eastham is fostering a strong and welcoming community that provides opportunities and a high quality of life for all people, while protecting and preserving what makes us uniquely Eastham.

Respectfully Submitted,

Karen Strauss, Chair

Joanna Buffington, Vice Chair

Robert Bruns • Jim Kivlehan • Fredric Leary • Patricia McGraw • Mary Shaw

### **Eastham's 5-Year Strategic Plan Goals:**

- 1. Preserve/protect coastal, estuary, pond, and natural resources*
- 2. Encourage and welcome a diversity of residents*
- 3. Improve travel experience for all users*
- 4. Foster and enhance community spirit*
- 5. Increase diversity of housing options*
- 6. Provide/enhance access to public recreation resources for all*

# 2021

## STRATEGIC PLAN *Accomplishments*

Fiscal Year 2021 (July 1, 2020 to June 30, 2021)

### STRATEGY 1

#### **Support a Clean Environment and Resilient Community**

- ✓ Testing of the pilot Permeable Reactive Barrier (PRB) found this technology is, so far, having the intended effect of reducing nitrogen in the groundwater near Salt Pond. *(as reported by Town consultant Environmental Strategies & Management, Inc. "ES&M," September 2020)*
- ✓ Established the Climate Action Committee to explore opportunities for reducing the Town's carbon footprint.
- ✓ Installed four (4) Electric Vehicle Charging Stations at Town-owned buildings (Town Hall and Eastham Public Library). Stations were operational as of year-end 2021, and are free for public use.
- ✓ Increased annual solar energy production via Town-owned buildings by 25.5%, further reducing the Town's reliance on non-renewable energy sources. *(767,276 kWh produced in 2020; 963,256 kWh produced in 2021)*
- ✓ The Marine Hazards Reduction Bylaw (approved at 2020 Town Meeting) took effect, prohibiting single-use plastic checkout bags, plastic straws, polystyrene (styrofoam) containers, balloons, and other single-use materials that pose a hazard to marine wildlife and contribute to litter and pollution.

### STRATEGY 2

#### **Support Intentional and Well-Designed Development**

- ✓ Established the Residential Zoning Task Force to identify zoning changes that will encourage year-round housing opportunities.
- ✓ Completed updates to Eastham Housing Production Plan, identifying strategies to increase housing options for Eastham residents across all income levels.
- ✓ Funding approved by Town Meeting for a North Eastham Village Center Master Plan. The plan – to be completed in 2022 – will incorporate the T-Time and Town Center Plaza properties and provide design options for a more walkable village center area in North Eastham.
- ✓ Town Meeting authorized purchase of the Town Center Plaza property (4550 State Highway). Town-led planning for future use of the property will allow Eastham to manage opportunities for redevelopment along the Route 6 corridor while prioritizing community character and local needs. *(See page 6 for more on the Town Center Plaza purchase and forthcoming Master Plan.)*



# 2021

## STRATEGIC PLAN *Accomplishments*

### STRATEGY 3

#### ***Improve Quality of Life for a Diversity of Residents and Strengthen Community***

- ✓ Implemented the Family Support Package, providing free childcare for 33 Eastham children and setting aside funding for workforce housing. (See page 10 for more on the impact of the Family Support Package.)
- ✓ Increased participation in Town afterschool and community recreation programs by 25% (1,620 in 2020; 2,070 in 2021). Town programs offered a variety of options for recreation, fitness, and fun activities for all ages.
- ✓ Began the Wylie Park Playground improvement project, funded through Community Preservation Act (CPA) funding at the 2020 Town Meeting. The project will upgrade the outdated play structure and provide improved recreation opportunities for children and families.
- ✓ The T-Time Committee conducted extensive public outreach to narrow recommended uses for the T-Time property (4790 State Highway). Uses prioritized by the community included a public building for Town Recreation and Council on Aging activities.

### STRATEGY 4

#### ***Improve Safety for All Modes of Transportation***

- ✓ Awarded a \$29k Shared Streets & Spaces Grant from the Massachusetts Department of Transportation. Grant funds will be used to install a temporary walking path and recreation areas at the T-Time property, and make the site usable to the public while long-term planning continues.
- ✓ The Cape Cod Commission completed a study of Route 6 from Massasoit Road to the T-Time property. Study findings will inform plans for future improvements along Route 6, with engineering and design work set to begin in 2022.

### ADDITIONAL STRATEGIES

- ✓ Eastham was one of two Cape Cod towns awarded participation in the Massachusetts Rapid Recovery Planning Program (RRP), which helped identify Town actions to support business recovery and resiliency. Learn more at [www.mass.gov/lists/rapid-recovery-program-rrp-final-community-plans](http://www.mass.gov/lists/rapid-recovery-program-rrp-final-community-plans).
- ✓ Launched a Town e-news distribution list, with 962 subscribers by the end of Fiscal Year 2021.



## *Building Buzz at the Eastham Library*

**IN EARLY SUMMER 2021**, the Eastham Public Library installed a new "Pollinator Playground." Created by Youth Services Librarian Fran McLoughlin, the Pollinator Playground project sought to create an outdoor space that would support local pollinator populations while also allowing Library patrons of all ages to observe and learn about the vital role they play. There are now several raised garden beds in the backyard of the Library and these have already been the focus of several intergenerational programs. The Library has also added circulating "kits" that can be checked out by families and youth to learn about specific local pollinators. The Pollinator Playground extends the walls of the library into a beautiful outdoor space, providing enjoyment for patrons and contributing to education about Eastham's natural environment.

### **STRATEGIC PLAN ALIGNMENT:**

**STRATEGY AREA 1**  
*Support a Clean  
Environment and  
Resilient Community*

**STRATEGY AREA 3**  
*Improve Quality of  
Life for a Diversity  
of Residents  
and Strengthen  
Community*







## A Gateway to Eastham's Future

**EASTHAM IS KNOWN** as the "gateway to the Cape Cod National Seashore." But the Town of Eastham also serves as the gateway to the Outer Cape, home to the sole stretch of highway connecting the neighboring towns of Wellfleet, Truro, and Provincetown with Orleans and the Lower Cape. Despite its critical geographic position, Eastham is too often seen as a mere pass-through along State Highway Route 6, a four-lane arterial road that spans seven miles through the center of the town. Unlike many other Cape Cod towns, Eastham has no Main Street or formal village center. This stretch of highway - lined with shopping strip plazas, large parking lots that front the roadway, and few options for safe travel by bicycle or foot - is the closest thing Eastham has to a Main Street district.

Through work on the 5-Year Strategic Plan, an idea floated around Eastham for many years began to take shape: could Eastham have a true village center or Main Street, with walkable streets, connected business properties, and gathering spaces for people to meet and build community? This concept - a walkable village center for Eastham - was codified in the Strategic Plan as one of Eastham's major opportunities for the future. How the Town could realize this goal was, at the time, still unclear.

In 2021, the pieces started to come together, as the Town was approached by a commercial property owner tuned into the

Town's Strategic Plan goals - specifically the goal of creating a walkable village center. Weeks before the 2021 Town Meeting, the Town was offered the opportunity to purchase the 3.5-acre Town Center Plaza property (4550 State Highway). The property - located in the North Eastham "District of Critical Planning Concern" and home to six local businesses - was seen by the Town as an opportunity to involve the community in planning for the future of North Eastham, while also providing stability for the small businesses on the site.

Town Administrator, Jacqui Beebe, said of the purchase opportunity: "While the Town does not seek to own more real estate or to interfere with local private business interests, we do want to protect both the parcel, currently a strategic location in our commercial district, and our small businesses from a private developer

*"When we were contacted recently by the seller's representative that Town Center Plaza was for sale, it was immediately clear to the Board and Town Staff that this was a once in a lifetime opportunity."*

- Jacqui Beebe  
Town Administrator



with an unknown vision that may not be compatible with the Town's rural character. The purchase will leave the plaza as it is for now, protect the six locally owned businesses that are present, and allow the townspeople to control new development in a way that protects small business over big box, retains our rural character, and considers all the other needs that are important to us. The purchase is a strategic planning necessity."

Purchase of the Town Center Plaza property was overwhelmingly approved by Town Meeting voters in 2021 (Yes-293, No-34, or 90% in favor). Short-term rental tax receipts will fund the cost of the property, so the purchase will not impact the tax rate. Additionally, loss of any property tax revenue will be offset by revenue from tenant rents.

Along with the Town-owned T-Time property (4790 State Highway), Town Center Plaza will form the basis of an upcoming Master Plan process that will result in conceptual designs for future use of each property, as well as a comprehensive plan showing how the sites could tie into a more walkable North Eastham neighborhood area. Community-informed

planning for future use of these properties will help the Town to control redevelopment plans for the North Eastham corridor - ensuring the plans can include critical infrastructure improvements unlikely to come from private development, such as wastewater management, housing for a variety of income levels, and a village center.

As stated in the Strategic Plan, Eastham is in need of options to "bring a sense of identity to the town, create economic development opportunities, and provide a vibrant public place for residents and visitors to enjoy." By approving the purchase of the Town Center Plaza property in 2021 - and the T-Time property two years prior - Town Meeting voters have signaled they are ready to support this strategic vision with tangible action, and usher in a new chapter of Eastham's future.

## STRATEGIC PLAN ALIGNMENT:

### STRATEGY AREA 2

*Support Intentional and Well-Designed Development*

### STRATEGY AREA 3

*Improve Quality of Life for a Diversity of Residents and Strengthen the Community*

### STRATEGY AREA 4

*Improve Safety for All Modes of Transportation*

# 2021

## by the NUMBERS

**290**  
Total number of  
new residential  
connections to  
Town water



**963,256**  
Kilowatt-hours of  
energy produced via  
solar installations on  
Town-owned buildings,  
providing a net benefit of  
**\$74,643**



**11**  
New Accessory  
Dwelling Units  
(ADUs) built  
under Eastham's  
ADU Bylaw  
(since approval  
by Town Meeting  
voters in 2019)

**962**  
Subscribers to  
Town e-news  
alerts



**54,012**  
Total circulation of  
physical library items at  
the Eastham Public Library



**40,991**  
Live streams  
and on-demand  
sessions for  
public meetings  
through the  
Town website  
and local  
Channel 18



**52%**  
Of Eastham Business  
Owners reporting  
satisfaction with the  
Town's commercial  
regulatory process



**1,366**  
Participants  
in community  
recreation  
programs



**232**  
Appointments  
to Town Boards,  
Committees, and  
Commissions



**1,000**  
Pounds of litter  
removed from local  
beaches in annual  
volunteer cleanups

Information presented in this update is for Fiscal Year (FY) 2021  
(July 1, 2021 - June 30, 2022), unless otherwise noted.



Town Human Resources  
Coordinator, Laurie Barr, speaks  
with an employee.

## *Culture is Crucial:* Staff Support Brings Strategic Results

**EASTHAM'S TOWN EMPLOYEES** are among our community's most valuable resources. Town employees serve our community in many ways. They keep us safe, maintain our roads, operate our library, teach our children, provide recreational activities, assess properties, work with the elderly, collect taxes, run elections, keep us healthy, manage Town services, and so much more. Nearly every goal and action in the Eastham's 5-Year Strategic Plan requires support and subject matter expertise from Town staff. In order to attract and retain top talent for these many functions, and continue making progress on the Town's strategic goals, Eastham must remain competitive with other towns and private sector companies that can typically offer better wages and benefits.

The Town's Human Resources Department is working to implement a number of new policies and initiatives with the goal of making Eastham the best Town employer on Cape Cod. These initiatives include:

- **Professional Conduct Policy.** This policy promotes a positive workplace environment and ensures mutual respect among employees.
- **Flexible and Remote Work Policy.** For many office-based positions, employees can maintain a high level of service and productivity while working remotely. Flexible and remote work schedules are an attractive benefit in the modern workforce market, and provide incentives for recruitment and retention of employees.
- **Job Description Updates, Training, and Communication.** Over the next year, a series of additional initiatives will help the Town continue to find – and keep – the best employees. Job descriptions will be updated to ensure they accurately represent the duties, expectations, and professionalism of each position. New training and professional development opportunities will be offered. And a new employee Intranet will be launched to improve internal communication.

*"Our goal is to establish the Town of Eastham as an exceptional employer in order to attract and retain the best available talent. Having the right people in the right positions allows the Town to move forward with the goals and vision the community identified in the Strategic Plan."*

- Laurie Barr  
Town of Eastham  
Human Resources  
Coordinator





*Teddy, of Eastham (age 3), plays happily at preschool. Teddy's family was a beneficiary of preschool tuition support through Eastham's Family Support Package.*

## STRATEGIC PLAN ALIGNMENT:

### STRATEGY AREA 3

*Improve Quality of  
Life for a Diversity  
of Residents and  
Strengthen the  
Community*

## Eastham Welcomes Young Families

**IT'S NO SECRET** that living on Cape Cod can be expensive. In recent years, the rising cost and low availability of housing, childcare, and other basic needs have made it increasingly difficult for young families with children to live here. Eastham, like many Cape towns, has struggled to retain young residents, build a viable workforce to serve local needs, and meet the Town's strategic goals for fostering an age-diverse community.

To address these issues, Eastham's Town Administrator and Select Board have made young working families a priority through a new town initiative. The Town identified the most expensive and essential services needed by local families, examined service availability in and around Eastham, and allocated funding to the most critical services, creating a "Family Support Package." With unanimous support from the Select Board, the package was presented at Town Meeting and approved by an overwhelming majority, with 80% of voters in favor (221-45).

The "Family Support Package" offsets the cost for Eastham children to attend preschool; provides



## Families with Family Support Package

funding for local after-school care; addresses food insecurity through free school lunch and support for local summer food programs; and sets aside \$100,000 per year for workforce housing programs. The first year of the Family Support Package was funded at a total cost of \$490,500 through short-term rental tax revenues.

Young parents and caregivers participating in the program have shared that it has been a "game changer," and a major reason why their families have been able to move to, or remain in, Eastham. With countless young people and families relocating away from Eastham due to rising costs of living and a lack of key services, the significance of this program cannot be overstated. By supporting local families and providing a dedicated income stream for local providers of childcare, youth food services, and housing, Eastham is making progress toward key strategic goals, and building a more vibrant community in the process.

### Since its launch in fall of 2020, the Eastham Family Support Package has:

- Secured free early childhood care for 33 preschoolers through 12 licensed local providers.
- Provided \$112,000 in funding to make school lunch free for 382 Eastham students in all grades.
- Contributed \$4,000 in funding to subsidize the cost of after-school care through the Eastham Committee on Early Childhood (ECEC).
- Set aside \$100,000 to support workforce housing programs and initiatives for Eastham residents earning over 60% of area median income.







## Learn More and Get Involved

**EASTHAM'S 5-YEAR STRATEGIC PLAN** is an action-oriented roadmap created for the community, by the community. The Plan is a living document, designed to strategically focus the Town of Eastham's resources and decision-making around a set of guiding principles and goals. While the Strategic Planning Committee, Select Board, and staff primarily oversee the plan's progress and implementation, all community members are invited to take an active role in ensuring its success. **Learn more and read the full plan on the Town of Eastham website at [eastham-ma.gov](http://eastham-ma.gov).**

### STRATEGIC PLANNING COMMITTEE

Karen Strauss, *Chair*  
Joanna Buffington,  
*Vice Chair*  
Robert Bruns  
Jim Kivlehan  
Fredric Leary  
Patricia McGraw  
Mary Shaw

### TOWN ADMINISTRATOR

Jacqueline Beebe

### SELECT BOARD

Jamie Demetri,  
*Outgoing Chair*  
Arthur Autorino,  
*Incoming Chair*  
Aimee Eckman  
Alexander Cestaro  
Jared K. Collins



### TOWN OF EASTHAM

2500 State Highway  
Eastham, MA 02642  
(508) 240-5900  
[eastham-ma.gov](http://eastham-ma.gov)

*Photos Courtesy of: Lisa Jo Rudy (cover), Kathy Sterra (page 2), Darlene Klaubert (page 10/11), and Martha Downs (back cover).  
Special Thanks: Brian LaValley and Alison Caron Design*

# NOTES

## **Minutes for the Annual Town Meeting held May 2, 2022**

Pursuant to the provisions of the foregoing warrant, the voters assembled at the Nauset Regional High School Gymnasium to vote on the following articles with actions as noted. The Town Clerk declared a quorum and the Moderator called the meeting to order at 7:03 P.M. with 326 voters in attendance at the opening of Town Meeting out of a possible 4,562.

### **ARTICLE 1 (AUTHORIZATION & SPENDING LIMITS FOR REVOLVING ACCOUNTS)**

A motion was made and seconded by the Board of Selectmen to accept the Fiscal Year 2023 spending limits for all revolving funds as follows:

<b>Revolving Fund</b>	<b>Spending Limit</b>
Recreation Bottles & Cans	25,000
Home Composting Bin/Recycling	2,000
Vehicular Fuel Sales	40,000
COA/Day Center	12,500

By Board of Selectmen

Passed – Majority vote declared by Moderator  
Count: Yes 185 No 6

### **ARTICLE 2A (GENERAL FUND OPERATING BUDGET)**

A motion was made and seconded by the Board of Selectmen to accept the operating budget, including recommendation and reports of the Board of Selectmen, Finance Committee and other Town Officials, and to see if the Town will vote to raise and appropriate or transfer from receipts reserved and other available funds and accounts, the sum of **\$35,223,583** as printed in the warrant.

By Board of Selectmen

Passed – Majority vote declared by Moderator  
Count: Yes 175 No 15

### **ARTICLE 2B WATER ENTERPRISE FUND OPERATING BUDGET**

A motion was made and seconded by the Board of Selectmen to accept to appropriate, raise, or transfer from available funds, to operate the Water Enterprise Fund:

	<b>FY 2022 Budget</b>	<b>FY 2023 Budget</b>
<b>Amounts Appropriated:</b>		
Salaries and Wages	\$ 89,328	\$ 98,391
Expenses	310,672	401,000
Transfer for Costs Appropriated in General Fund	-	-
Total Amounts Appropriated	<u>\$ 400,000</u>	<u>\$ 499,391</u>

#### **Funding Sources:**

Water Revenue	\$ 400,000	\$ 499,391
Free Cash (General Fund Subsidy)		
Total Funding Sources	<u>\$ 400,000</u>	<u>\$ 499,391</u>

By Board of Selectmen

Passed – Majority vote declared by Moderator  
Count: Yes 192 No 13

**ARTICLE 3A (5 YEAR CAPITAL PLAN) & ARTICLE 3B (CAPITAL BUDGET) Consolidated:**

In accordance with Chapter 6-6A of the Eastham Home Rule Charter, a motion was made and seconded by the Board of Selectmen to accept the Capital Improvement Plan for FY2023-2026 as printed in the warrant. *A motion to correct "FY23-28" was made to the warrant, which should have been FY23-26". Legal counsel advised that this could be voted as corrected.*

By Board of Selectmen

A motion was made and seconded by the Board of Selectmen to raise and appropriate or transfer from available funds the sum of **\$1,934,374** for the purposes, and from the sources, as listed below.

<b>ADMINISTRATION &amp; FINANCE DEPARTMENTS</b>		
Town Hall Repair & Maintenance Program	100,000	Free Cash
Town Hall Annex Repair & Maintenance Program	15,000	Free Cash
General Government Fleet Replacement Program	12,500	Tax Levy
PC and Component Replacement Program	40,500	Tax Levy & Free Cash
Servers and Network Component Replacement Program	57,000	Tax Levy
Media Equipment Replacement Program	35,000	PEG Access Fund
Town Clerk Elections Equipment Replacement Program	5,000	Tax Levy
Subtotal	265,000	
<b>SCHOOL DEPARTMENT</b>		
Elementary School Building & Grounds Repair & Maintenance Program	71,000	Free Cash
Elementary School Equipment Maintenance Program	30,000	Free Cash
Subtotal	101,000	
<b>BEACHES/RECREATION DEPARTMENT</b>		
Beach & Recreation Fleet Replacement Program	15,000	Tax Levy
Subtotal	15,000	
<b>COUNCIL ON AGING</b>		
Senior Center Repair & Maintenance Program	40,000	Free Cash
Senior Center Fleet Replacement Program	15,000	Tax Levy
COA Kitchen Appliance Replacement	20,000	Free Cash
COA Furniture Replacement	20,000	Free Cash
Subtotal	95,000	
<b>PUBLIC WORKS DEPARTMENT</b>		
Public Works Facility Repair & Maintenance Program	80,000	Free Cash
Land, Parks & Cemetery Facility Repair & Maintenance Prog.	30,000	Free Cash
Stormwater Systems Maintenance Program	60,000	Free Cash
Parking Lot Maintenance Program	20,000	Tax Levy
DPW Fleet Replacement Program	73,750	Tax Levy
Semi-Trailer	90,000	Free Cash
Subtotal	353,750	
<b>SANITATION DEPARTMENT</b>		
Trash Compactors	115,000	Free Cash
Subtotal	115,000	
<b>POLICE DEPARTMENT</b>		
Police Station Repair & Maintenance Program	52,000	Free Cash
Fleet Replacement Program	134,000	Tax Levy

Departmental Equipment Replacement Program	20,000	Tax Levy
Speed Trailer & Signs	11,000	Free Cash
Subtotal	217,000	
<b>FIRE DEPARTMENT</b>		
Fire Station Repair & Maintenance Program	15,000	Free Cash
Fleet Replacement Program	27,500	Tax Levy
Medical/Rescue Equipment Replacement Program	15,000	Ambulance Fund
Fire Suppression Equipment Replacement Program	25,000	Tax Levy
Subtotal	82,500	
<b>LIBRARY DEPARTMENT</b>		
Library Building Repair & Maintenance Program	5,000	Free Cash
Outdoor Drive-through Book Return	10,124	Free Cash
Subtotal	15,124	
<b>COMMUNITY DEVELOPMENT DEPARTMENT</b>		
Local Roads Planning & Design	50,000	Free Cash
Route Six Corridor Planning & Design	50,000	Free Cash
Subtotal	100,000	
<b>MISCELLANEOUS/ADDITIONAL REQUESTS</b>		
Town Landings, Culverts & Drainage Planning, Permitting, Design & Construction	100,000	Free Cash
T-Time, Town Center Plaza, COA Site Design, Planning & Engineering	100,000	Free Cash
Water Quality & Wastewater Planning, Permitting, Testing	350,000	Free Cash
Solar & Energy Efficiency Upgrades	25,000	Free Cash
Subtotal	575,000	
<b>TOTAL CAPITAL PROJECTS REQUESTS</b>	<b>1,934,374</b>	

<b>SUMMARY OF FUNDING SOURCES</b>	
Free Cash	1,459,374
Ambulance Receipts Fund	15,000
PEG Access Fund	35,000
Tax Levy	425,000
<b>TOTAL FUNDING</b>	<b>1,934,374</b>

By Board of Selectmen

Passed - Majority vote declared by Moderator

Count: Yes 188 No 11

#### **ARTICLE 4 (FREE CASH APPROPRIATIONS)**

A motion was made and seconded by the Board of Selectmen to accept, from Free Cash, and/or transfer from available funds, a sum of monies for the following purposes.

<b>Fund</b>	<b>Amount</b>
Transfer to Stabilization Fund	750,000
Transfer to Other Post-Employment Benefit Trust Fund	50,000
Transfer to Injured On Duty Fund	10,000
Nauset Estuary Study	75,000
Strategic Plan Update	15,000
Town-Wide IT Applications	35,000



Veterans Memorial	41,250
Funding of Town Community Housing Plan	900,000
<b>Total</b>	<b>\$ 1,876,250</b>

*The Community Housing Plan is a result of the collaboration between the Affordable Housing Trust in support the Town's Housing Production Plan, and the Board of Selectmen's housing goals.*

Community Housing Plan Detail	FY23	
	Article 4	CPA Funds
Housing Coordinator & Contracts	50,000	40,000 (Article 2A)
Increase Cap for Housing Support	50,000	0
Housing Buy Down Program	150,000	0
Mortgage Down Payment	150,000	0
ADU Incentive	100,000	0
Purchase & Redevelopment	50,000	450,000 (Article 13F)
580 Massasoit, 2555 State Highway		
Renovation/Creation of new units	350,000	0
580 Massasoit, 2555, 2815, 2835 State Highway		
Affordable Housing Trust Programs	0	300,000 (Article 13C)
<b>TOTAL</b>	<b>900,000</b>	<b>300,000</b>

By Board of Selectmen

Passed – Majority vote declared by Moderator  
Count: Yes 169 No 10

#### **ARTICLE 5 (ADOPT PROVISIO OF RENTAL REVOLVING FUND)**

A motion was made and seconded by the Board of Selectmen to accept the proviso of Massachusetts General Law Chapter 40, Section 3 which allows rental and lease payments from public buildings or properties to remain in a separate account at the close of each fiscal year in order to pay for ongoing upkeep and maintenance of the properties.

By Board of Selectmen

Passed – Majority vote declared by Moderator  
Count: Yes 203 No 5

#### **ARTICLE 6 (AUTHORIZE PURCHASE OF BEACH PLUM MOTEL – 2555 STATE HWY)**

A motion was made and seconded by the Board of Selectmen to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain, or otherwise, a parcel of land with the buildings located thereon, located at 2555 State Highway, shown on Assessor's Map 15, Parcel 11, being more particularly described in deed recorded with the Barnstable County Registry of Deeds in Book 2847, Page 227. Such parcel to be placed under the care, custody, management, and control of the Board of Selectmen and held for general municipal purposes; and further to raise and appropriate, transfer from available funds, or borrow a sum of money for said acquisition, make improvements thereon; including all costs incidental and related thereto.

By Board of Selectmen

Passed – Two-Thirds Vote declared by Moderator  
Count: Yes 275 No 36



#### **ARTICLE 7 (ORDER OF TAKING – GREAT POND DRAINAGE EASEMENT)**

A motion was made and seconded by the Board of Selectmen to authorize the Board of Selectmen to act as Road Commissioners, to take for storm water management, drainage and roadway improvement purposes pursuant to the current United States Department of Agriculture Natural Resources Conservation Service (USDA-NRCS) Great Pond Storm water Management project grant, a permanent easement for the benefit of the town upon premises depicted upon a plan entitled “Ryder & Wilcox, Drainage Easement Sketch, Great Pond Road, Eastham, MA, Prepared for Town of Eastham, Scape 1” = 50’, October 7, 2021”, said easement location being a portion of Assessors’ Parcel 11 – 176A as depicted on plan as shown in the warrant.

By Board of Selectmen

Passed – Majority vote declared by Moderator

Count: Yes 270 No 5

#### **ARTICLE 8 (HOME RULE PETITION TO ESTABLISH A NEW HOUSING TRUST)**

A motion was made and seconded by the Board of Selectmen to authorize the Board of Selectmen to petition the General Court for special legislation to create one Housing Trust for both Affordable (at or below 100% Area Median Income) and Attainable Housing (at or below 200% Area Median Income), in substantially the following form, provided that the General Court may make clerical or editorial changes of form to the bill; and that the Board of Selectmen may make amendments within the scope of the general public objectives of the petition before enactment by the General Court.

#### **AN ACT ESTABLISHING A HOUSING TRUST FUND IN THE TOWN OF EASTHAM**

**SECTION 1:** There shall be a municipal trust to be known as the Eastham Housing Trust. The purpose of this trust is to provide for the creation and preservation of both affordable and attainable housing in Eastham for the benefit of year-round residents of the town. For the purposes of this act, “affordable housing” is defined as housing that meets the needs of households with incomes less than or equal to 100 per cent area median income as most recently determined by the United States Department of Housing and Urban Development, adjusted for household size. For the purposes of this act, “attainable housing” is defined as housing that meets the needs of households with incomes less than or equal to 200 per cent of the area median household income, as most recently determined by the United States Department of Housing and Urban Development, adjusted for household size.

**SECTION 2:** (a) The trust shall be managed by a five (5) member Board of Trustees to be appointed by the Board of Selectmen for staggered terms not to exceed two (2) years, of whom at least one member shall be a Board of Selectmen member. Trustees shall have the full range of powers and duties specified in G.L. c44 §55 C, including the following:

- i. to accept and receive property, whether real or personal, by gift, grant, devise, or transfer from any person, firm, corporation or other public or private entity, including without limitation grants of funds or other property tendered to the trust in connection with provisions of any zoning ordinance or by-law or any other ordinance or by-law;
- ii. to purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;
- iii. to sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to trust property as the Board of Trustees deems advisable notwithstanding the length of any such lease or contract;
- iv. to execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases and other instruments sealed or unsealed, necessary,

proper or incident to any transaction in which the Board of Trustees engages for the accomplishment of the purposes of the trust;

- v. to employ advisors and agents, such as accountants, appraisers and lawyers as the Board of Trustees deems necessary;
- vi. to pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board of Trustees deems advisable;
- vii. to apportion receipts and charges between incomes and principal as the board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
- viii. to participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
- ix. to deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board of Trustees may deem proper and to pay, out of trust property, such portion of expenses and compensation of such committee as the board may deem necessary and appropriate;
- x. to carry property for accounting purposes other than acquisition date values;
- xi. to borrow money on such terms and conditions and from such sources as the Board of Trustees deems advisable, to mortgage and pledge trust assets as collateral;
- xii. to make distributions or divisions of principal in kind;
- xiii. to compromise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this act, to continue to hold the same for such period of time as the board may deem appropriate;
- xiv. to manage or improve real property; and to abandon any property which the Board of Trustees determined not to be worth retaining;
- xv. to hold all or part of the trust property uninvested for such purposes and for such time as the Board of Trustees may deem appropriate; and
- xvi. to extend the time for payment of any obligation to the trust.
- xvii. The books and records of the trust may be audited in any fiscal year, in accordance with generally accepted accounting practices, as deemed appropriate by the Board of Selectmen.
- xviii. The trust shall report to the Board of Selectmen at least once per fiscal year. Said report shall include but is not limited to, financial transaction, property acquisitions and policy decision.
- xix. Any powers and duties vested in municipal affordable housing trust boards of trustees by section 55C of chapter 44 of the General Laws, as amended from time to time.

(b) Further, the trust:

- i. is a public employer, and the members of the board are municipal employees for the purposes of G.L. c258.
- ii. shall be deemed a municipal agency and the trustees shall be deemed as special municipal employees, for the purposes of G.L. c268A.
- iii. is exempt from G.L. c59 and c62, and from any other General Law concerning payment of taxes based upon or measured by property or income imposed by the commonwealth or a political subdivision of the Commonwealth.
- iv. is a public body for the purposes of G.L. c30A §18 to 25.
- v. is a board of the town for the purposes of G.L. c30B and c40 §15A; provided, however, that agreements and conveyances between the trust and agencies, boards, commissions, authorities, departments, and public instrumentalities of the town shall be exempt from said chapter 30B.
- vi. shall be considered a town board subject to the charter and by-laws of the town except as may be otherwise expressly provided in this act.

### **SECTION 3:**

- (a) There shall be established a trust fund to be known as the Housing Trust Fund. The fund shall be separate and apart from the General Fund and the Affordable Housing Trust Fund of the town of Eastham.
- (b) The town treasurer shall be the custodian of the trust fund.
- (c) The trust fund shall receive and hold all gifts and grants made to the trust fund as well as money appropriated by the town to the trust. The trust fund shall also receive all revenues from the sale or lease of trust property and any rental income generated from properties in the custody of the trust.
- (d) Money in the trust fund shall be available for expenditure by the trust for the attainable housing purposes set forth in this act without the need for further appropriation by town meeting.
- (e) By a 2/3 vote, the town may borrow money in aid of the trust, in accordance with G.L. c44, to be used by the trust for any capital related purpose consistent with this act and for which the town is authorized to borrow.
- (f) Funds appropriated or dedicated by the town to the Affordable Housing Trust Fund for the creation of affordable housing prior to the effective date of this act shall remain in in the Affordable Housing Trust Fund, which shall be maintained by the Town as a separate account. The Housing Trust Fund is hereby authorized to expend funds in the Affordable Housing Trust Fund for affordable housing purposes authorized by G.L. c44 §55 C.

**SECTION 4:** The financial records of the trust shall be subject to control and oversight by the town's finance department and subject to yearly audits by the accounting firm employed by the town for the purposes of the regular town audit.

### **SECTION 5:**

- (a) Attainable housing units created by the trust or financed in whole, or in part, with trust funds shall, to the maximum extent allowed by law, be offered to:
  - (I) current year-round residents of the Town of Eastham;
  - (II) municipal employees;
  - (III) employees of local businesses; and
  - (IV) households with children attending schools in the town of Eastham who comply with the attainable housing income eligibility limit of less than or equal to 200 per cent of the area median household income as most recently determined by the United State Department of Housing and Urban Development, adjusted for household size. The trust may enact regulations establishing additional preference criteria based on income eligibility and/or alternative or additional definitions for "attainable housing".
- (b) Affordable housing units created by the trust or financed in whole, or in part, with Affordable Housing Trust funds shall, to the maximum extent allowed by law, be offered to:
  - (I) current year-round residents of the Town of Eastham;
  - (II) municipal employees;
  - (III) employees of local businesses; and
  - (IV) households with children attending schools in the town of Eastham who comply with the affordable housing income eligibility limit of 100 per cent of the area median household income as most recently determined by the United State Department of Housing and Urban Development, adjusted for household size. The trust may enact regulations establishing additional preference criteria based on income eligibility and/or alternative or additional definitions for "affordable housing."



**SECTION 6:** Upon the effective date of this Act, the Eastham Affordable Housing Trust, which was created pursuant to section 55C of chapter 44 of the General Laws, shall cease to exist, and all powers and duties of said trust transferred to the Eastham Housing Trust created by this Act. The members of the Eastham Affordable Housing Trust in office on the effective date of this Act shall, by operation of law, become the members of the Eastham Housing Trust and shall continue to serve in such capacity until the expiration of their then current respective terms on the Affordable Housing Trust.

This act shall take effect upon its passage.

By Board of Selectmen

Passed – Majority vote declared by Moderator

Count: Yes 289 No 23

**ARTICLE 9 (HOME RULE PETITION FOR THE USE OF COMMUNITY PRESERVATION ACT (CPA) FUNDS FOR AFFORDABLE AND ATTAINABLE HOUSING AT OR BELOW 200% AREA MEDIAN INCOME (AMI))**

A motion was made and seconded by the Board of Selectmen to authorize the Board of Selectmen to petition the General Court for special legislation authorizing the use of Community Preservation Funds for both Community and Attainable Housing for households whose annual income is less than or equal to 200% of Area Median Income (AMI), in substantially the following form, provided that the General Court may make clerical or editorial changes of form to the bill; and that the Board of Selectmen may make amendments within the scope of the general public objectives of the petition before enactment by the General Court.

**AN ACT FACILITATING THE APPROPRIATION AND EXPENDITURE OF COMMUNITY PRESERVATION FUNDS FOR COMMUNITY HOUSING PURPOSES IN THE TOWN OF EASTHAM**

Section 1: Notwithstanding the definition of “moderate income housing” set forth in the fifteenth paragraph of section 2 of chapter 44B of the Massachusetts General Laws, the Town of Eastham, upon recommendation of its community preservation committee, may appropriate and expend community preservation funds for purposes of community housing for those persons and families whose annual income is less than or equal to 200 per cent of the area-wide median income.

Section 2: This act shall take effect upon passage.

By Board of Selectmen

Passed – Majority vote declared by Moderator

Count: Yes 285 No 20

**ARTICLE 10 (AUTHORIZE SPECIAL LEGISLATION FOR CREATION OF AN EASTHAM COMMUNITY FUND)**

A motion was made and seconded by the Board of Selectmen to authorize the Board of Selectmen to petition the General Court for special legislation, in the form set forth below, in order to authorize the creation of the Eastham Community Fund, and to authorize the Town to appropriate money to such fund to provide for human service programs, emergency financial assistance and for the general well-being of its residents; and for the beautification and general support of programs and projects benefiting the community; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Board of Selectmen approves amendments to the bill before enactment by the General Court which are within the scope of the general public objectives of the petition.

**AN ACT RELATIVE TO ESTABLISHING THE EASTHAM COMMUNITY FUND IN THE TOWN OF EASTHAM.**

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

*Section 1. The Town of Eastham is hereby authorized to establish a fund known as the Eastham Community Fund (the Fund) for the purposes of providing human service support, emergency financial assistance, and for the general well-being of its residents; and, for the beautification and general support of programs and projects benefiting the community. Such fund will operate consistent with the provisions of MGL Chapter 44, Section 53A concerning the acceptance and expenditure of grants and gifts; and provide the ability for the Town to appropriate monies to the Fund as authorized by Town Meeting.*

*Section 2. Any costs incurred under the provisions of this section may be funded by an appropriation to the fund as duly authorized by Town Meeting, gifts, or grants that have been provided to the Fund. Any such appropriation by the town to the fund shall not be included for the purpose of computation of the levy otherwise imposed upon the town by the general laws. Expenditure from the Fund may be made without further appropriation.*

*Section 3. The Board of Selectmen shall appoint a committee known as the Eastham Community Fund Committee consisting of up to seven (7) members, to establish the policies and programs of the Eastham Community fund, as approved by the Board of Selectmen. The Committee shall make grants to individuals and community organizations consistent with the policies and programs approved by the Board of Selectmen from time to time.*

*Section 4. The Board of Selectmen may enact regulations to carry out the Fund's programs as it determines necessary that are within the general scope and intent of the Act.*

*Section 5.*

*This Act shall take effect upon its passage.*

By Board of Selectmen

Passed – Majority vote declared by Moderator  
Count: Yes 301 No 8

**ARTICLE 11 (ZONING BYLAWS)**

A motion was made and seconded by the Board of Selectmen to consolidate and amend the Eastham Zoning Bylaws of Articles 11A through 11"1".

**ARTICLE 11A (ZONING – INCLUSIONARY BYLAW) :**

**SECTION 7 - INTENSITY REGULATIONS** by inserting a new **SUBSECTION 7.7 INCLUSIONARY ZONING** with the following language:

**7.7 INCLUSIONARY ZONING SPECIAL PERMIT**

**7.7.1 Purpose and Intent.**

The purpose of this bylaw is to encourage development of new housing that is affordable to persons of various age and income levels in accordance with Massachusetts General Law, Chapter 40A, Section 9, which allows municipalities to adopt "incentive" ordinances for the creation of affordable year-round housing, and for the purpose of:

1. Helping people who, because of rising land prices, have been unable to obtain suitable housing at an affordable price; and,
2. Maintaining a stable economy by preventing out-migration of residents who provide essential services.

The intent of this bylaw is to:

3. Diversify the types of housing available in the community and broaden housing opportunities for households of all income levels, ages and sizes.
4. Encourage and support a stable and diverse year-round community and a robust local workforce.
5. Prevent the displacement of current Eastham residents and encourage the influx of new residents.
6. Encourages a more efficient use of the Town's housing supply and building stock while maintaining the character of the areas in which affordable housing is located.

### **7.7.2 Applicability**

In all zoning districts, the inclusionary zoning provisions of this section shall apply to the following uses:

1. Any project that results in a net increase of five or more dwelling units as part of a single application whether by new construction or by the alteration or rehabilitation of existing structures.
2. Inclusionary Zoning provisions do not apply to seasonal work force housing.

### **7.7.3 Definitions**

**Affordable Housing Unit** – A dwelling unit reserved in perpetuity for a household earning no more than 80% of area median family income (AMI) for Barnstable County as adjusted by size of household, and otherwise meeting the standards of the Massachusetts Department of Housing and Community Development (DHCD) for inclusion in the DHCD Subsidized Housing Inventory.

**Affordability Deed Restriction** – An “affordable housing restriction” as described in G.L. c. 184, §31 imposed on the land in perpetuity or for no less than 99 years; or in the case of workforce housing, a restriction in the form of a deed rider, covenant, mortgage condition, easement, and/or other similar instrument limiting the use of all or a portion of the subject land to affordable and/or workforce housing as defined in this Bylaw for a specified time period of at least 99 years, and meeting the following standards:

1. Is in a form acceptable to the Eastham Planning Board, which may establish rules governing its standards for approving such restrictions; and the Massachusetts Department of Housing and Community Development (or its successor agency), in accordance with the standards under MGL c. 40B.
2. Includes provisions for adequate legal monitoring, including:
  - An identified nonprofit housing or government monitoring agency approved by the Eastham Affordable Housing Trust and;
  - A successor nonprofit housing or government monitoring agency (which shall



succeed the initial monitoring agency if the initial monitoring agency no longer exists). The Town of Eastham may be used as the successor monitoring agency provided the Town is granted the right to assign its monitoring responsibilities to another agency at its sole discretion.

3. With respect to ownership units, includes a grant of the right of first refusal to the Town of Eastham to purchase said unit in the event an income-eligible family cannot be found by the seller.
4. Includes provisions that the restriction can survive any bankruptcy, insolvency, or foreclosure, other than property tax or government super-lien foreclosure, and shall not otherwise be subject to nullification for any reason.
5. The model deed rider used by the Massachusetts Department of Housing and Community Development for affordable housing I may be adapted for use with workforce units as defined in this bylaw.

**Local Initiative Program (LIP)** - A state housing program that was established to give cities and towns more flexibility in their efforts to provide low and moderate-income housing. It is administered by the Department of Housing and Community Development (DHCD).

**Subsidized Housing Inventory (SHI)** - The list compiled by the MA Department of Housing and Community Development (DHCD) containing the count of Low or Moderate Income Housing units by city or town.

**Seasonal Workforce Housing** - A temporary use or occupancy on an intermittent or short-term basis, primarily during the summer months and/or weekends, the total time of which use shall constitute less than six months during any one calendar year.

**Workforce Housing Units** - A dwelling unit that is restricted occupancy by households with incomes above 80% of area median income (AMI) and up to 120% AMI

#### 7.7.4 Provision of affordable units.

1. As a condition of approval for a special permit, the applicant shall contribute to the local stock of affordable and workforce housing units in accordance with the following requirements.

TOTAL UNITS PROPOSED	MARKET RATE UNITS	AFFORDABLE/ WORKFORCE UNITS REQUIRED	% AFFORDABLE/ WORKFORCE UNITS
1-4	1-4	0	0%
5	4	1	20%
6	5	1	17%
7	6	1	14%
8	7	1	13%
9	7	2	22%
10	8	2	20%
11	9	2	18%
12	10	2	17%
13	10	3	23%
14	11	3	21%
15	12	3	20%
16	13	3	24%

17	13	4	24%
18	14	4	22%
19	15	4	21%
20	16	4	20%
21	17	4	19%
22	17	5	23%
23	18	5	22%
24	19	5	21%
25	20	5	20%
26	21	5	19%
27	22	5	19%
28	23	5	18%
29	23	6	21%
30	24	6	20%
31+	80%	20% <i>Fractional units shall be rounded to nearest whole unit.</i>	

- **Affordable Housing Units:** Are affordable to those earning at or below 80% of the Area Median Income (“AMI”) for the area including Eastham as determined by the Department of Housing and Urban Development (“HUD”). Maximum rents and/or sale price shall be governed by DHCD’s regulations under Chapter 40B of the Massachusetts General Laws, and shall be set at levels that will enable the Town to qualify the Affordable Housing Units created under this bylaw towards the Town’s Subsidized Housing Inventory (SHI).
  - **Workforce Housing Units:** Maximum rents and/or mortgage payments shall not exceed 30% an occupant’s or tenant’s annual income for a household at or below 120% of Barnstable County median income adjusted by household size.
2. All units created shall be for year-round housing. Housing units created under this bylaw shall be established as Affordable Housing Units and/or Workforce Housing Units as defined in this bylaw.
  3. For affordable/workforce units, in no case shall less than fifty percent of the units be affordable to households earning less than 80% of the area median income. Remaining units shall be affordable to those earning no more than 120% AMI.
  4. Developments may not be segmented or phased by a common owner or developer to avoid compliance with this bylaw. For example, the divisions of land that would cumulatively result in an increase by four or more residential lots above the existing on a parcel of land or contiguous parcels in common ownership as of May 2, 2022 shall be subject to this bylaw.

#### 7.7.5 Provisions applicable to affordable/workforce housing units

1. **Siting of affordable and workforce units.** All affordable units constructed or rehabilitated under this bylaw shall be distributed equally throughout the development and shall be situated within the development so as to be as conveniently accessible to public amenities, such as open space, as the market-rate units.
2. **Minimum design and construction standards for affordable and workforce units.** Affordable housing units shall be integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of materials with other units. Interior features and mechanical systems of affordable units shall conform to the same specifications as apply to market-rate units.

**3. Timing of construction or provision of affordable/workforce units or lots.**

Affordable units shall not be the last units to be built in any development covered by this bylaw.

- 4. Marketing plan for affordable/workforce units.** Applicants under this bylaw shall submit a marketing plan or other method approved by the Town through its local Comprehensive Plan or other applicable Community planning document to the Planning Board for its approval, which describes how the affordable and/or workforce units will be marketed to potential homebuyers or tenants. This plan shall include a description of the lottery or other process to be used for selecting buyers or tenants. The plan shall be in conformance with DHCD rules and regulations and shall be subject to review and approval by DHCD. The property owner shall be responsible for retaining the services of a qualified entity (in compliance with the Massachusetts Department of Housing and Community Development's most recent Affirmative Fair Housing Marketing and Resident Selection Plan Guidelines), subject to the Planning Board's approval, to seek buyers and/or renters for the affordable and/or work force units and shall submit an annual report to the Planning Board detailing compliance with the affordable housing provisions of the housing development approval. Said approved qualified entity shall be responsible for monitoring the long-term affordability of the units and shall report any deviations from these provisions to the Building Inspector and the Planning Board.

**7.7.6 Provision of affordable/work force housing units off site**

1. As an alternative to providing the required affordable or workforce housing units on the same site as the subject development an applicant may develop, construct or otherwise provide affordable/workforce units equivalent to those required by this bylaw off site. All requirements of this bylaw that apply to on-site provision of affordable/workforce units shall apply to the provision of off-site affordable/workforce units. In addition, the location of the off-site units to be provided shall be approved by the Planning Board as an integral element of the review and approval process. In considering suitability of off site locations, the Planning Board shall consider the following criteria:

1. That the developer has control of the site.
2. That the affordable/workplace units can be created whether by new construction and/or rehabilitation of existing structures.
3. That developer can demonstrate that the alternate site is developable and suitable for the required number of affordable/workforce units and whether site plans will be required for same.
4. Whether the off-site units can be in the same or different zoning districts than the subject development.
5. That the off site location shall be subject to the approval of the Planning Board.
6. Whether one or more alternate sites could be considered.
7. The applicant's ability to demonstrate ability to secure financing for the affordable/workforce units.
8. Whether the Board will accept preservation of existing dwelling units and securing deed restrictions for same in lieu of new construction or rehabilitation of units.

**7.7.7 Fees-in-lieu of affordable/workforce housing unit provisions.**

As an alternative to providing the required affordable or workforce housing units on the same site as the subject development and to the extent permitted by law, an applicant may



contribute to the Eastham Affordable Housing Trust to be used for the development of affordable and/or workforce housing in-lieu of constructing and offering affordable units within the locus of the proposed development

1. **Calculation of fee-in-lieu-of units.** The applicant for development subject to this bylaw may pay fees-in-lieu of the construction of affordable/workforce units of equivalent value for the funding or purchase of equivalent housing, and/or housing assistance programs administered by the Town of Eastham and/or Eastham Affordable Housing Trust provided that:
  - (a) the applicant submits a plan acceptable to the Town to expend those funds within the same time frame as the applicant's development, and
  - (b) such proposal will result in an equal or greater number of units or lots than had they been created on site.
2. Equivalent value for ownership and/or rental projects, should be determined through the difference between the affordable sales price(s) and the market sales price(s) of similar bedroom units within the development.
3. The applicant shall pay for all appraisals, and the Town shall approve the applicant's chosen appraiser.
4. The Planning Board shall make the final determination of acceptable value, in accordance with regulations it may adopt and amend from time to time. No building permit shall be issued until the applicant pays at least 5% of the total required fee to the Eastham Affordable Housing Trust. Additionally, no more than 50% of the certificates of occupancy shall be issued until the applicant pays at least 50% of the total required fee to the Eastham Affordable Housing Trust. All payments must be received prior to issuance of final use and occupancy permit.
5. **Creation of Affordable Units.** In lieu of constructing the affordable or workforce units on the same site as the subject development, an applicant may offer cash contributions and/or donations of buildable land and/or buildings to the Eastham Affordable Housing Trust shall be used according to the rules and regulations of said Trust.
6. A contribution of land shall be accompanied by a development plan acceptable to the Town demonstrating that the requisite number of units may be developed on said land by right. No building permits shall be issued until the applicant submits evidence acceptable to the Eastham Planning Board that the land has been conveyed to the receiving organization identified in the Planning Board's special permit and affordable housing restriction has been recorded at the Barnstable County Registry of Deeds.

#### **7.7.8 Preservation of affordability and restrictions**

1. Each Affordable Unit and/or Workforce Housing Unit created in accordance with this bylaw shall be subject to an affordable housing or workforce housing deed restriction and regulatory agreement as defined by M.G.L. Ch. 184, Sec. 31 and as approved by the Town, which shall ensure that the housing shall remain affordable to the designated income group in perpetuity or to the maximum period of time allowed by law. In no case shall less than fifty percent of the units be affordable to households earning less than 80% of the area median income. Remaining units shall be affordable to those earning no more than 120% AMI.
2. The applicant shall prepare a deed restriction and regulatory agreement, which shall be reviewed and approved by the Town and DHCD. The deed restriction and regulatory

agreement shall be recorded by the applicant at the Barnstable County Registry of Deeds and shall be in force in perpetuity, or for the maximum period of time allowed by law, so as to be binding on and enforceable against any person claiming an interest in the property and shall conform to the following:

- The deed restriction shall meet the requirements of the Local Initiative Program (LIP), 760 CMR 56.00 Local Initiative Program (LIP) and guidelines promulgated thereunder. The affordable housing restriction shall have seniority to any encumbrance on the property which would put at risk the perpetual nature of this restriction.
- The developer shall submit to the Town a title search and certification by counsel whose selection shall be approved in advance by the Town that demonstrates the seniority of the affordable housing restriction and regulatory agreement;
- The applicant shall select qualified purchasers and tenants via a lottery pursuant to an Affirmative Fair Housing Marketing Plan prepared and submitted by the applicant. The marketing plan shall comply with DHCD requirements and guidelines under the Local Initiative Program and in effect on the date of recording the regulatory agreement;
- Initial sale of an Affordable Housing Unit shall be made to a eligible low- or moderate-income household at a sale price not to exceed the maximum affordable sale price established under the DHCD requirements and guidelines under LIP;
- Resale price. Sales beyond the initial sale to a qualified affordable income purchaser shall include the initial discount rate between the sale price and the unit's appraised value at the time of resale. This percentage shall be recorded as part of the restriction on the property noted above.
- Right of first refusal to purchase ownership units. The purchaser of an affordable housing ownership unit developed as a result of this bylaw shall execute a deed rider prepared by the Town, consistent with model riders prepared by DHCD, granting, among other things, the municipality's right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.
- The Building Inspector shall not issue a certificate of occupancy for any affordable unit until the deed restriction is recorded.

#### **7.7.9 Local Preference**

The maximum number of affordable and/or workforce units allowed by law and applicable subsidy programs but not more than seventy percent (70%) of the units shall be reserved for present residents of the Town of Eastham, or employees of the Town of Eastham or teacher employed by the school district serving the Eastham. A lottery shall be established in a form approved by the Town of Eastham and/or the subsidizing agency and/or the project's monitoring agent to implement this local preference.

#### **7.7.10 Review and Approval Criteria**

The Planning Board shall act as the Special Permit Granting Authority for projects falling under the provisions of this bylaw. Projects shall be reviewed and approved pursuant to the applicable regulatory requirements and review criteria for the zoning district in which the project is located. The Planning Board may grant a special permit under Section 7.7 only if it finds that each of the criteria set forth below are satisfied.

1. Adequacy of the site, in terms of size, for the proposed structure or use;
2. Compliance with all applicable regulatory requirements for the zoning district in which the



site is located.

3. Suitability of the site for the proposed structure or use with regard to the purpose and intent of the zoning district;
4. Adequacy of traffic flow management within the site as well as in relation to adjoining streets and properties so as to minimize unsafe and harmful impacts;
5. Compatibility of the proposed structure or use with surrounding land uses so as to minimize harmful impact or conflict with existing desirable neighborhood character, including views, vistas and other aesthetic values;
6. Adequacy of the method of sewage disposal, source of potable water and site drainage;
7. Protection and maintenance of groundwater quality and recharge volume and the water quality of coastal and fresh surface water bodies;
8. Adequacy of provision of utilities and other necessary or desirable public services;
9. Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and the neighborhood;
10. Protection from degradation and alteration of the natural environment, including, but not limited to, slopes and other topographical features, vegetation, wetlands, and wildlife habitat.

#### **7.7.11 Conflict with other laws.**

The provisions of this bylaw shall be considered supplemental of existing Zoning Bylaw. To the extent that a conflict exists between this bylaw and others, the more restrictive bylaw, or provisions therein, shall apply.

#### **7.7.12 Administration.**

The Planning Board may adopt regulations for the orderly administration for this bylaw.

By Eastham Planning Board

### **ARTICLE 11B (ZONING – MOTEL / COTTAGE COLONY CONVERSION BYLAW)**

Underline Text = Proposed new language

~~Strikethrough-text~~ = Proposed language to be deleted

A motion was made and seconded by the Board of Selectmen to amend the Eastham Zoning Bylaw, **SECTION 4.7** by amending the following language:

- 4.7 Conversion of an existing cottage colony, motel, hotel or inn to a single-family, ~~or~~ two-family, multi-family or seasonal workforce housing use under any type of ownership including, but not limited to, condominium ownership, cooperative ownership, or other forms of ownership where a structure or portion thereof is held in different ownership from the remainder of the structure or the land on which it is situated ~~are not~~ is permitted provided unless the owner of any such property prior to the creation of or conversion to any single-family ~~or~~ two-family ~~or~~ multi-family or seasonal workforce use under the aforementioned types of ownership does the following:
  1. Obtains a special permit approval from the Board of Appeals of the Town of Eastham in compliance with applicable provisions of Section 19.2 of this bylaw, and also obtain all necessary approvals from the Town of Eastham Planning Board in compliance with applicable provisions of Section 3.8 District I – Eastham Corridor Special District or Section 10.2 Site Plan Approval Commercial or of this By-law of the Town of Eastham Zoning Bylaw and Massachusetts General Laws Chapter 40A, or any amendments thereto, and

2. Obtains a finding and certification from the Eastham Board of Health that the septic system and the water supply system for said premises complies with Eastham's current health code requirements and/or as set forth in Title V of the Massachusetts Sanitary Code or any amendments thereto as it relates to new construction, and
3. Executes a covenant with the Town of Eastham, in a form acceptable to Town of Eastham to be recorded by the applicant/owner at the Barnstable County Registry of Deeds, covenanting and guaranteeing that ~~other than one management unit, no units will be occupied or otherwise used during any time period commencing December 1 and ending March 31 of the following calendar year and for that same time period for each year thereafter. Hotels and motels may not be converted into single family use under condominium type or any other type of trust or stock ownership arrangement.~~ Those units converted to single-family, two-family or multi-family use shall be rented and/or leased for a period of not less than twelve (12) consecutive months or that the units shall be owner occupied. Units converted to seasonal workforce housing use shall be rented and/or leased for the purpose of housing seasonal employees for not more than six (6) consecutive months.
  - All rental units created under this bylaw shall require the filing of a Certificate of Registration with the Eastham Health Department. The owner shall thereafter renew the rental registration annually with the Eastham health Department.
  - Mixed use conversions consisting of year-round and seasonal workforce uses are not permitted under this bylaw.

#### Definitions

**Multi-family housing** - A building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

**Seasonal Workforce Housing** - A temporary use or occupancy on an intermittent or short-term basis, for the purpose of housing seasonal employees for not more than six months during any twelve (12) month period.

By Eastham Planning Board

### **ARTICLE 11C (ZONING – OPEN SPACE RESIDENTIAL SUBDIVISION BYLAW)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

A motion was made and seconded by the Board of Selectmen to amend the Eastham Zoning Bylaw, **SECTION 13 - OPEN SPACE RESIDENTIAL SUBDIVISION** by amending the following language:

13.2.2 Zoning Classification: ~~Only those tracts located in District A shall be eligible for consideration as an OSRSD. Only those tracts located in one of the following districts shall be eligible for consideration as an OSRSD: District A, District E, District F, District G, and the Transition Commercial, Office Residential, Limited Commercial and Residential A neighborhood districts of the Eastham Corridor Special District.~~

By Eastham Planning Board

## **ARTICLE 11D (ZONING – TWO-FAMILY DWELLING BYLAW)**

A motion was made and seconded by the Board of Selectmen to amend the Eastham Zoning Bylaw, **SECTION 7.1 LOT SIZE** by amending the following language:

### **7.1 LOT SIZE**

- 7.1.1 In District A and E, no single family dwelling ~~or two (2) family dwelling~~ shall be built on a lot with an area of less than 40,000 square feet ~~nor any two (2) family dwelling on a lot with an area of less than 80,000 square feet~~. Any lot lawfully laid out by plan or deed, duly recorded in the Barnstable Registry of Deeds prior to April 19, 1988, or shown on a subdivision of land approved by the Planning Board prior to April 19, 1988 which is not protected by the Eastham Zoning By-Law, Section 7 shall contain at least 20,000 square feet for a one (1) family dwelling and 30,000 square feet for a two (2) family dwelling, except for any lot lawfully laid out by plan or deed, duly recorded in the Barnstable Registry of Deeds between May 7, 1987 and April 18, 1988 or any subdivision of land approved by the Planning Board between May 7, 1987 and April 18, 1988 shall contain at least 30,000 square feet for a one (1) family dwelling and 45,000 square feet for a two (2) family dwelling. (See Section 7.1.2.1 below for applicable restrictions on two-family dwellings)
- 7.1.2 ~~In Districts A and E, a year-round two-family dwelling may be allowed on a lot containing 40,000 square feet or more after consideration under Site Plan Review Residential Section 11 of the Eastham Zoning By-Laws, and further subject to the standards and conditions listed below:~~
- 7.1.2.1 ~~All units within~~ Two-family dwellings allowed under this by-law shall be rented and/or leased on a year-round basis ~~deed restricted requiring both units to remain affordable, as defined by the guidelines in paragraph e., below, unless one said unit(s) is/are owner occupied, said owner being a named individual or trustee on the Assessor's record. No unit shall be occupied until a recorded copy of said deed restriction is provided to the Building Inspector. The requirements of this section shall not apply to lots protected under Section 7.1.1 of this bylaw.~~

A covenant with the Town of Eastham, in a form acceptable to the Town of Eastham shall be recorded by the owner at the Barnstable County Registry of Deeds, covenanting and guaranteeing that in the case of rental units, that the unit(s) will be rented and/or leased for a period of not less than twelve (12) consecutive months or in the case of owner occupied units that the unit(s) will be occupied by named individual(s) or trustee(s) as listed on the Town of Eastham's Assessing records. Copies of covenant documents shall be submitted to the Building Commissioner prior to any unit(s) being occupied. All rental units created under this bylaw shall require the filing of a Certificate of Registration with the Eastham Health Department. The owner shall thereafter renew the rental registration annually with the Eastham health Department.

- 7.1.2.2 ~~All occupants of the rental dwelling unit shall upon initial application and annually thereafter, submit necessary documentation to confirm their eligibility for the dwelling unit. Specifically, all dwelling units must be rented to those meeting the guidelines for a low or moderate income family. For the purpose of this section, low income families shall have an income less than eighty (80) percent of the Town of Eastham median family income, and moderate income families shall have an income between eighty (80) and one hundred twenty (120) percent of the Town of~~



Eastham median family income, as determined by the United States Department of Housing and Urban Development (HUD) Published Income Guidelines, and as may from time to time be amended.

~~7.1.2.3 Maximum rents shall be established in accordance with HUD Published Fair Market Rental Guidelines, and will be adjusted as necessary as such guidelines may be amended.~~

By Eastham Planning Board

#### **ARTICLE 11E (ZONING – DUPLEX DWELLING BYLAW)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

A motion was made and seconded by the Board of Selectmen to amend the Eastham Zoning Bylaw, **SECTION 3.8.5 ECSD USE REGULATIONS** by amending the Allowed Use Table in Section 3.8.5.1 as follows:

	CORE COMMERCIAL	TRADE PARK	TRANSITION COMMERCIAL	OFFICE/ RESIDENTIAL	LIMITED COMMERCIAL
<b>PRINCIPAL USES</b>					
<b>RESIDENTIAL</b>					
Assisted living residence, with or without independent living	X	X	Y	Y	Y
Single-family dwelling	X	X	X	Y	Y
Two-family or duplex dwelling	X	X	<del>X</del> Y	Y	Y
Apartments and townhouses	X	X	Y	Y	Y

By Eastham Planning Board

#### **ARTICLE 11F (ZONING – FLOOD PLAIN BYLAW)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

A motion was made and seconded by the Board of Selectmen to amend the Eastham Zoning Bylaw, **SECTION 18 FLOOD PLAIN ZONING** by amending the following language:

#### **18.6 ARTICLE I – STATEMENT OF PURPOSE, EXISTING REGULATIONS**

##### **18.1 SECTION A – STATEMENT OF PURPOSE**

The purposes of the Floodplain District are to:

1. Ensure public safety through reducing the threats to life and personal injury.
2. Eliminate new hazards to emergency response officials.
3. Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding.
4. Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding.

5. Eliminate costs associated with the response and cleanup of flooding conditions.
6. Reduce damage to public and private property resulting from flooding waters.
7. Facilitate accurate insurance ratings and promote the awareness of flood insurance.

## **18.7 SECTION B— EXISTING REGULATIONS**

**18.2** All development in the district including structural and non-structural activities whether permitted by right or by special permit must be in compliance with the following:

- 780 CMR 3107.0 of the Massachusetts Building Code which addresses floodplain and coastal high hazard areas.
- 310 CMR 10.0, Wetlands Protection Regulations, Department of Environmental Protection (DEP).
- 310 CMR 13.00, Inland Wetlands Restriction, DEP
- 310 CMR 12.00, Coastal Wetlands Restriction, DEP
- 310 CMR 15, Title 5, Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP
- Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

## **18.8 ARTICLE II— FLOODPLAIN DISTRICT BOUNDARIES AND BASE FLOOD**

### **18.3 ELEVATION DATA**

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Eastham designated as Zone A, AE, ~~AH, AO, V~~ or VE on the Barnstable County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. ~~The map panels of the Barnstable County FIRM that are wholly or partially within the Town of Eastham—panel numbers 25001C0244J, 25001C0263J, 25001C0264J, 25001C0407J, 25001C0409J, 25001C0417J, 25001C0426J, 25001C0427J, 25001C0428J, 25001C0429J, 25001C0433J, 25001C0436J, 25001C0437J, and 25001C0441J dated July 16, 2014. The exact boundaries of the District shall be defined by the~~ may be defined as the 100-year base flood elevations shown on 1%-chance base flood elevations shown on the FIRM and further defined by the Barnstable County Flood Insurance Study (FIS) report dated July 16, 2014. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, and Conservation Commission.

## **18.9 ARTICLE III— USE REGULATIONS**

**18.4** Flood plain District I is established as an overlay district to all other districts.

The Town of Eastham requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.

All development, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and with the requirements of the Massachusetts State Building Code pertaining to construction in floodplains. Additionally any required federal permits must be obtained prior to the issuance of a development permit in the Flood plain District as follows:

1. Within Zones AH and AO on the FIRM, require adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.
2. Prohibit man-made alteration of sand dunes and salt marshes within Zone VE which would increase potential flood damage.
3. Provide that all new construction within Zone VE be located landward of the reach of mean high tide.



4. Existing contour intervals of site and elevations of existing structures must be included on plan proposal.
5. There shall be established a "routing procedure" which will circulate or transmit one copy of the development plan to the Conservation Commission, Planning Board, Board of Health, Department of Public Works, Building Inspector, Board of Appeals and Fire Department for comments which will be considered by the appropriate permitting board prior to issuing applicable permits.
6. The Building Inspector shall (a) review all proposed development within the flood district to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution and Control Act Amendments of 1972, U.S.C. 1334, and (b) obtain and maintain records of elevation and floodproofing levels for new construction or substantial alteration within the flood district.
7. In accordance with the Code of Federal Regulations (44 CFR §60.3(b)(5)(iii)), the lowest floor of any new construction or substantial improvement must be documented and maintained on record with the town. The most recent Elevation Certificate from the Federal Emergency Management Agency must be used to document elevations for all new construction and substantial improvements in the Special Flood Hazard Area.

18.5 In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

#### **18.10 ARTICLE IV— PERMITTED USES**

**18.6** The following uses of low flood damage potential and causing no obstructions to flood flows are encouraged provided they are permitted in the underlying district and comply with other requirements:

1. Agricultural uses such as farming, grazing, truck farming, horticulture, etc.
2. Forestry and nursery uses.
3. Outdoor recreational uses, including fishing, boating, play areas, etc.
4. Conservation of water, plants, wildlife.
5. Wildlife management areas, foot, bicycle, and/or horse paths.
6. Temporary non-residential structures used in connection with fishing, growing, harvesting, storage, or sale of crops raised on the premises.
7. Buildings lawfully existing prior to the adoption of these provisions.

#### **18.7 PROHIBITED USES**

**18.7** The installation of underground systems for the storage of petroleum products (including but not limited to oil, gasoline, kerosene, and any hazardous materials) shall be prohibited in the 100 year flood plain (Zones A, AE, and VE on the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency for the Town of Eastham). Storage system shall mean storage tank and all supply lines between storage tank and burner. Underground shall mean under the surface of the earth or under pavement, including cement floors of cellars or basements. Storage systems may be located in basements or cellars provided they are on or above the paved floor of the cellar or basement.

#### **18.8 SUBDIVISION PROPOSALS**

**18.8** ~~All subdivision proposals and other proposed new developments greater than fifty (50) lots or five (5) acres whichever is the lesser shall include in such proposals base flood elevation data.~~

1. Base flood elevation data for subdivision proposals: When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must

provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

- 18.4 Subdivision proposals and proposals for other developments, including their utilities and drainage, are located and designed to be consistent with the need to minimize flood damage.

2. All subdivision proposals and development proposals in the floodplain overlay district shall be reviewed to assure that:

(a) Such proposals minimize flood damage.

(b) Public utilities and facilities are located & constructed so as to minimize flood damage.

(c) Adequate drainage is provided.

18.5 **UNNUMBERED A ZONES**

- 18.9 In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

18.10 **WATERCOURSE ALTERATIONS**

Watercourse alterations or relocations in riverine areas - In a riverine situation, the Director of Community Development shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities, especially upstream and downstream
- Bordering States, if affected
- NFIP State Coordinator  
Massachusetts Department of Conservation and Recreation  
251 Causeway Street, 8th floor  
Boston, MA 02114
- NFIP Program Specialist  
Federal Emergency Management Agency, Region I  
99 High Street, 6th Floor  
Boston, MA 02110

18.11 **RECREATIONAL VEHICLES**

Recreation Vehicles: In A, AH, AE Zones, VE, and V Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

18.2 **NEW ZONE DESIGNATION**

- 18.12 Any new construction, alteration of structures or other development which is removed from the A or V zones by subsequent flood insurance map amendments shall only have to meet the requirements of its new zone designation.

18.13 **ABROGATION AND GREATER RESTRICTION**

The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes.

**18.14 DISCLAIMER OF LIABILITY**

The degree of flood protection required by this bylaw [ordinance] is considered reasonable but does not imply total flood protection.

**18.15 REQUIREMENT TO SUBMIT NEW TECHNICAL DATA**

If the Town of Eastham acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:

FEMA Region I Risk Analysis Branch Chief  
99 High St., 6th floor, Boston, MA 02110

And copy of notification to:

Massachusetts NFIP State Coordinator  
MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114

**18.16 VARIANCES TO BUILDING CODE FLOODPLAIN STANDARDS**

Upon learning that an applicant intends to file for a variance from the State Building Code Appeals Board, the Town of Eastham shall issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

The Town of Eastham will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files.

**18.17 VARIANCES TO LOCAL ZONING BYLAWS RELATED TO COMMUNITY COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP)**

A variance from these floodplain bylaws must meet the requirements set out by State law, and may only be granted if:

1) Good and sufficient cause and exceptional non-financial hardship exist;

2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and

3) the variance is the minimum action necessary to afford relief.

**18.18 SEVERABILITY**

If any section, provision or portion of this bylaw [ordinance] is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective

**18.19 DESIGNATION OF FLOODPLAIN ADMINISTRATOR**

The Town of Eastham hereby designates the position of Building Commissioner be the official floodplain administrator for the Town.

And further to amend Section 21 DEFINITIONS by adding and amending the following terms:

FUNCTIONALLY DEPENDENT USE - A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair



facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE (Floodplain Bylaw) - Any structure that is:

(a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(1) By an approved state program as determined by the Secretary of the Interior or

(2) Directly by the Secretary of the Interior in states without approved programs.

[US Code of Federal Regulations, Title 44, Part 59]

NEW CONSTRUCTION, FLOODPLAIN MANAGEMENT: Structures for which the 'start of construction' commenced on or after the effective date of a floodplain management regulation adopted by a community. For the purpose of determining insurance rates;

NEW CONSTRUCTION - Structures for which the 'start of construction' commenced on or after the effective date of the an initial FIRM or after December 31, 1974, whichever is later. For the Town of Eastham, July 3, 1986, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

RECREATIONAL VEHICLE (see also MANUFACTURED HOME) - A vehicle which is:

(a) Built on a single chassis;

(b) 400 square feet or less when measured at the largest horizontal projection;

(c) Designed to be self-propelled or permanently towable by a light duty truck; and

(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. [US Code of Federal Regulations, Title 44, Part 59].

SPECIAL FLOOD HAZARD AREA: is the land in a community's flood plain subject to a one percent or greater change of flooding in any given year. The area may be designated on the FIRM as Zone A, AO, A1-30, AE, A99, AH, V1-30, VE.

START OF CONSTRUCTION - The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

SUBSTANTIAL REPAIR OF A FOUNDATION - When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC].

VARIANCE (Floodplain Bylaw) - A grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59].

VIOLATION - The failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

By Eastham Planning Board

#### **ARTICLE 11G (ZONING - EASTHAM CORRIDOR SPECIAL DISTRICT (ECSD) USE REGULATIONS BYLAW)**

Underline Text = Proposed new language

~~Strikethrough-text~~ = Proposed language to be deleted

A motion was made and seconded by the Board of Selectmen to amend the Eastham Zoning Bylaw, **SECTION 3.8.3 - APPLICABILITY** and to further amend **SECTION 3.8.5 ECSD USE REGULATIONS 3.8.5.1 - ALLOWED USES** by adding the following new language.

#### **3.8.3 APPLICABILITY**

##### **3.8.3.1 District Boundaries**

The provisions of this Section shall apply within the Eastham Corridor Special District (ECSD), as shown on the DCPC Map and as shown in more detail on a map entitled "Eastham Corridor Special District" Map dated May 7, 2018.

- Accessory Outdoor Dining Service Areas are exempt from the provisions of subsection 3.8.5.3 for change, alteration, expansion of non-conforming structures and uses.
- Accessory Outdoor Dining Service Areas are exempt from the ECSD District Wide Development Standards subsections 3.8.5.5.2, 3.8.5.5.3, 3.8.5.5.4, 3.8.5.5.5, 3.8.5.5.7, 3.8.5.5.8, 3.8.5.5.9 and 3.8.5.5.10.
- Accessory Outdoor Dining Service Areas are exempt from the ECSD Review Procedures under subsection 3.9.6, 3.9.7, 3.9.8, and 3.9.9.
- Accessory Outdoor Dining Service Areas shall be regulated under Eastham Zoning Bylaw Section 5.0 - Accessory Uses, subsection 5.5 - Outdoor Dining Service Areas.
- Accessory Outdoor Dining Service Areas shall comply with ECSD subsections 3.8.5.3.5.1 Dimensional Standards and 3.8.5.5.6 Drainage and Storm Water Management Standards.



	CORE COMMERCIAL	TRADE PARK	TRANSITION COMMERCIAL	OFFICE/ RESIDENTIAL	LIMITED COMMERCIAL
<b>ACCESSORY USES</b>					
<b>COMMERCIAL</b>					
Antique, craft, and gift shops	Y	Y	Y	Y	Y
Barber shop, beauty salon	Y	X	Y	Y	Y
Office	Y	X	Y	Y	Y
Outdoor Dining Service Area	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
Retail complementary to principal use	Y	Y	Y	X	Y

By Eastham Planning Board

#### **ARTICLE 11H (ZONING – ACCESSORY OUTDOOR DINING AREA BYLAW)**

Underline Text = Proposed new language

~~Strikethrough text~~ = Proposed language to be deleted

A motion was made and seconded by the Board of Selectmen to amend the Eastham Zoning Bylaw, **SECTION 5.0 - ACCESSORY USES** by adding a new **SUBSECTION 5.3 ACCESSORY OUTDOOR DINING AREAS**

#### **5.3 Accessory Outdoor Dining Areas**

##### **5.3.1 Purpose**

1. To support resiliency and adaptability of local businesses through a set of dedicated regulations for table service in an outdoor dining area;
2. To ensure safety and health standards for outdoor dining service areas;
3. To provide guidance for regulatory and design-related requirements for outdoor dining materials, equipment, and spaces.

##### **5.3.2 Applicability**

1. An Accessory Outdoor Dining Area that conforms to the requirements of the Eastham Zoning Bylaw shall be permitted as a by right accessory to an authorized principal restaurant.
2. Accessory Outdoor Dining Areas are subject to Minor or Major Site Plan Review, as outlined in this Bylaw.
3. Temporary, mobile/transient, or freestanding food service providers or vendors are not included under these regulations.
4. Accessory Outdoor Dining Areas of any size must comply with Eastham's Local Licensing Authority and State ABCC to extend the licensed premises for alcohol service into an Outdoor Dining Area.

5. Accessory Outdoor Dining Areas shall be located on the same parcel as the principal restaurant to which it is accessory.

### 5.3.3 Conditions and Requirements

1. Limitation
  - Only one Accessory Outdoor Dining Area is permitted per principal restaurant.
2. Occupancy
  - Addition of an Accessory Outdoor Dining Area may not exceed the total approved occupancy and/or seat count of the principal restaurant. For proposed alteration, extension, or enlargement of occupancy, the applicant must obtain a finding and certification from the Eastham Board of Health that the septic system and the water supply system for said premises complies with Eastham's current health code requirements and/or as set forth in Title 5 of the Massachusetts Sanitary Code or any amendments thereto as it relates to new construction.
3. Design Standards
  - An Accessory Outdoor Dining Area shall be clearly subordinate in use, size, and design to the principal restaurant to which it is accessory.
  - An Outdoor Dining Area shall be designed so that, to the maximum extent feasible, its appearance remains visually consistent with the principal restaurant, including paint, décor, and any barriers or enclosures. Applicants are advised to reference Eastham's *"Outdoor Dining Design Guidelines"* manual for all design requirements.
4. Accessibility
  - Outdoor Dining Areas shall comply with accessibility requirements to ensure areas are accessible to, functional for, and are safe for use by persons with disabilities, as outlined in the rules and regulations of the Massachusetts Architectural Access Board (MAAB), Massachusetts' State Building Code 521 CMR 17.00.
  - Applicants are advised to reference Eastham's *"Outdoor Dining Design Guidelines"* for specific requirements related to accessible routes, surfaces, tables and seating.
5. Pedestrian Sidewalk Access
  - An Outdoor Dining Area located on, or adjacent to, a sidewalk or pedestrian pathway must provide for pedestrian access to the sidewalk or pathway.
  - Applicants are advised to reference Eastham's *"Outdoor Dining Design Guidelines"* manual for specific requirements related to pedestrian pathways.
6. Protective and Separation Barriers.
  - An Outdoor Dining Area located on, or adjacent to, motor vehicle space, such as a parking lot or street, must include barriers around the Outdoor Dining Area to protect against moving traffic.
  - Applicants are advised to reference Eastham's *"Outdoor Dining Design Guidelines"* manual for specific requirements related to protective and separation barriers.
7. Tents and Enclosures
  - Proposed use of a tent or enclosure may be subject to permitting by the Eastham Building Commissioner, depending on the size of the tent or enclosure, as per the Massachusetts State Building Code.
8. Heat and Ventilation
  - Any proposed use of heating equipment in an Outdoor Dining Area is subject to review and/or permitting by the Eastham Fire Department.
  - Applicants are advised to reference Eastham's *"Outdoor Dining Design Guidelines"* manual for specific requirements related to heat and ventilation.

9. Noise and Nuisance

- Complaints of noise and/or nuisance (*as defined by applicable sections of the Eastham General Bylaw and Eastham Board of Health Regulations*) related to an Outdoor Dining Area must be addressed by the Applicant or Owner/Operator in cooperation with the Eastham Police Department, Board of Health, Planning Board, and/or their designees. Failure to respond to complaints may result in enforcement action as per the Eastham General Bylaw and/or Board of Health Regulations.

### 5.3.4 Regulatory Review Requirements

#### 5.3.5

MINOR SITE PLAN Planning Board Designee Approval	MAJOR SITE PLAN Planning Board Approval
<ul style="list-style-type: none"> <li>• Accessory Outdoor Dining Area comprising up to 40% of the floor area occupied by the principal restaurant to which the Outdoor Dining Area is an accessory OR up to 50% of the lot area occupied by the principal restaurant.</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Outdoor Dining Area of any size that proposes reductions in parking to below the minimum requirement.</li> <li>• Accessory Outdoor Dining Service Area of any size that proposes changes to site access, patterns of vehicular movement, or interconnection(s) between adjacent lots.</li> </ul>

#### Application Filing for Accessory Outdoor Dining Area

1. An application fee, as applicable per the fee schedule of the Planning Board Regulations, shall accompany each application.
2. The Applicant will bear the cost of any outside planning or engineering consultant requested by the Planning Board or its designee.
3. A complete filing for Accessory Outdoor Dining Site Plan Review shall include the following:
  1. A completed checklist showing compliance with the requirements of section 5.3.2 and compliance with the Eastham "Outdoor Dining Design Guidelines" manual;
  2. A completed application for creation of an Accessory Outdoor Dining Area;
  3. Certificate of Occupancy for the principal restaurant. If the Applicant does not own the property where the Outdoor Dining Area is proposed, a letter is required from the property owner granting the right to utilize the space;
  4. A letter of zoning determination from the Building Commissioner;
  5. Documentation of a current Business License and most recent annual inspection(s) from the Town of Eastham;
  6. Health and Safety Plan including the following information:
    - Description of proposed service (*including staffing levels, days of the week, hours/months of operation*);
    - Overview of how the Outdoor Dining Area will be separated from any non-licensed area and supervised;
    - Structures and/or barriers separating patrons from traffic
    - ADA accessibility;
    - Maintenance and storage plan for outdoor dining components, such as tables and chairs;
  7. A site plan showing the proposed Outdoor Dining Area. The Applicant may prepare the site plan. However, the Planning Board or its designee may require additional information prepared by a licensed professional if it is determined that such information is necessary to make an informed decision.

#### Required Site Plan Contents:

- Proposed Outdoor Dining Area, including total square footage;
- Location and boundaries of the lot and any adjacent streets or parking areas;



- Principal restaurant location and square footage;
- Location and dimensions of accessible routes to and from the principal restaurant and Outdoor Dining Area;
- Location and dimensions of adjacent sidewalks or pedestrian pathways;
- Location and number of tables and chairs, with location and dimensions of accessible routes to access;
- Location of protective barriers;
- Location of handwashing stations or sinks;
- Location of bathrooms, with location and dimensions of accessible routes to access;
- Location of any other components of the Outdoor Dining Area, including refuse containers, benches, mechanical components, etc.

#### **5.3.6 Minor Site Plan Approval**

Following a complete filing by the Applicant, an administrative review and site visit will be conducted to determine compliance with all regulatory and design standards. Review and approval of Accessory Outdoor Dining Areas under Minor Site Plan Review shall be administrative, carried out by a designee of the Planning Board without a public hearing. A written determination for Minor Site Plan Approval shall be issued upon a determination that all of the requirements listed in subsection 3.8.5.3.5, 3.8.5.5.6 of the Eastham Corridor Special District and 5.3.2, 5.3.3 and 5.3.5 of the Accessory Outdoor Dining bylaw have been satisfied.

#### **5.3.7 Minor Site Plan Decision**

The Planning Board or its designee, after completing review of the minor site plan, shall file a written decision no later than 45 days after receipt of a completed application in the office of the Town Clerk, and notify the Applicant of the decision. The required time limits for the filing of such decision may be extended by written agreement of the Applicant and the designee, and a copy of such agreement must be filed in the office of the Town Clerk. Failure by the designee to act in the 45-day period shall be considered approval of the minor site plan. The Applicant who seeks such approval because of the failure of the designee to act in the time prescribed shall notify the Town Clerk, in writing, within 14 days from the expiration of said 45 days or extended time.

#### **5.3.8 Appeal of Minor Site Plan Decision**

Any person aggrieved by a decision on a minor site plan may appeal said decision to the Town of Eastham Planning Board. Such appeal must be filed with the Board within 20 days of the filing of the designee's decision with the Town Clerk.

#### **5.3.9 Major Site Plan Approval**

Major Site Plan approval shall be granted upon a favorable vote of a majority of the Planning Board upon a determination that all of the requirements listed in Section 3.8.5.3.5, 3.8.5.5.6 of the Eastham Corridor Special District and 5.3.2, 5.3.3 and 5.3.5 of the Accessory Outdoor Dining bylaw have been satisfied.

#### **5.3.10 Major Site Plan Decision**

The Planning Board, under the standards set forth here, shall carry out review and approval of Accessory Outdoor Dining Areas under Major Site Plan review.

1. The Planning Board shall hold a public hearing including notice to all abutters, within sixty-five (65) days of receipt of the completed application and shall make a decision within ninety (90) days of the opening of the public hearing.
2. The required time limits for the filing of such decision may be extended by written agreement of the Applicant and the designee, and a copy of such agreement must be filed in the office of the Town Clerk.
3. Failure by the Planning Board to act in the sixty-five day period is considered approval of the major site plan. The Applicant who seeks such approval because of the failure of the

designee to act in the time prescribed must notify the Town Clerk, in writing, within 14 days from the expiration of said 65 days or extended time.

**5.3.11** Any person aggrieved by a decision on a major site plan may appeal said decision to the Town of Eastham Planning Board. Such appeal must be filed with the Board within 20 days of the filing of the decision with the Town Clerk.

**5.3.12 Disapproval**

The Planning Board may deny approval of an application for Accessory Outdoor Dining Area on the grounds that the requirements listed in Section 3.8.5.3.5, 3.8.5.5.6 of the Eastham Corridor Special District and/or 5.3.2, 5.3.3 and 5.3.5 of the Accessory Outdoor Dining bylaw have not been satisfied, and/or the application materials or plan contents required under this subsection 5.3.5 have not been submitted and/or were not submitted at the appropriate time.

**5.3.13 Conditions**

In granting Major Site Plan Approval, the Planning Board may impose reasonable conditions as may be necessary or appropriate to:

- Enforce compliance with applicable requirements of the Eastham Zoning Bylaw
- Protect the health, safety, convenience, and general welfare of the inhabitants of the Town of Eastham
- Among its conditions, the Planning Board may require the provision of adequate security by the Applicant, in such form and amount as may be determined. This security is to ensure the satisfactory completion of all improvements required by site plan approval. The Planning Board may also require a formal commitment to future compliance, including a monitoring program post-permit issuance for compliance purposes for a time specified in the site plan approval, including restrictive covenants, which shall be recorded before any building permit is issued

**5.3.14 Approval Lapse**

Minor and/or Major Site Plan Approval shall lapse three (3) years from the date of issuance unless construction or operation under the approval has commenced.

**5.3.15 Effective Date**

The effective date of this bylaw shall be the date that outdoor dining, as approved by the General Court pursuant to Section 19 of Chapter 20 of the Acts of 2021 expires, or the date of any further extension approved by the General Court, whichever is later.

And further to amend **SECTION 21 DEFINITIONS** by adding definitions for the following terms:

**OUTDOOR DINING AREA:** A dining area with seats and/or tables that is an accessory use to, and located outside of, an approved restaurant for the purposes of table service. Outdoor Dining Areas may be open to the sky or may have umbrellas or partial tent covering; may include barricades or barriers to delineate the space from surrounding areas; and may contain furniture, including tables and chairs that are readily movable. Self-service counters with seating or picnic tables outside a business do not constitute an Outdoor Dining Area.

By Eastham Planning Board

**ARTICLE 11i (ZONING - STREET SIGN BYLAW)**

Underline Text = Proposed new language

~~Strikethrough-text~~ = Proposed language to be deleted

A motion was made and seconded by the Board of Selectmen to amend the Eastham Zoning Bylaw, **SECTION 12 TOWN OF EASTHAM SIGN CODE SUBSECTION 12.3.6 STREET SIGNS** as follows:



To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 12 TOWN OF EASTHAM SIGN CODE SUBSECTION 12.3.6 STREET SIGNS** as follows:

**12.3.6 STREET SIGNS** – Private street name signs shall be placed in a position clearly visible from the intersecting street and in a position that will not interfere with traffic. ~~The size and location of the street sign shall be approved by the Department of Public Works, and shall comply with the Mass Highway Standards Manual. Each street intersection shall be marked with the street name and the name of the intersected street, with the technical specifications for the signs set by the Eastham DPW director and will conform to standards contained in the Manual on Uniform Traffic Control Devices (MUTCD). Street Name Signs will follow the MUTCD guidelines and shall consist of a normal guide sign green background color with white lettering and a white border. Lettering shall be composed of a combination of lower-case letters with an initial upper-case letter. Use of supplemental lettering will be limited to indicating private ways on the top right corner of the sign, and dead end roads on the bottom right corner of the sign.~~

By Eastham Planning Board

Passed – Two-Thirds Vote declared by Moderator

Count: Yes 254 No 20

**ARTICLE 12A and 12B Consolidated:**

A motion was made and seconded by the Board of Selectmen to amend the Eastham Wetlands Bylaws as shown in Article 12A and 12B.

**ARTICLE 12A (GENERAL BYLAW - CONSERVATION – EASTHAM WETLANDS PROTECTION CH 155 §13-A)**

Underline Text = Proposed new language

~~Strikethrough-text~~ = Proposed language to be deleted

A motion was made and seconded by the Board of Selectmen to amend the Eastham Wetlands Bylaw, Chapter 155 of the Code of the Town of Eastham, Section 13-A, by amending the following language:

Section 13-A). New docks and piers may be permitted only if said dock or pier or its construction will not impinge on any navigable channel and will not interfere with any form of navigation, fishing (including shellfishing and aquaculture) and/or current or historical shellfish resources or shellfish habitat as determined by survey, historical record, or other designation by the Shellfish Constable or Massachusetts Division of Marine Fisheries. ~~New docks and reconstructed portions of existing docks shall be constructed entirely of materials that do not contain toxic materials, including but not limited to chromated copper arsenate.~~

By Eastham Conservation Commission

**ARTICLE 12B (GENERAL BYLAW - CONSERVATION – EASTHAM WETLANDS PROTECTION CH 155 §15)**

Underline Text = Proposed new language

~~Strikethrough-text~~ = Proposed language to be deleted

A motion was made and seconded by the Board of Selectmen to amend the Eastham Wetlands Bylaw, Chapter 155 of the Code of the Town of Eastham, Section 13-A, by adding the following language:

Section 15. Waiver. The Commission may waive specifically identified and requested procedures, design specifications, performance standards, or other requirements set forth in its regulations, provided that: the Commission finds in writing after a public hearing that there are no reasonable conditions or alternatives that would allow the proposed activity to proceed in compliance with said regulations; that avoidance,

minimization and mitigation have been employed to the maximum extent feasible; and that the waiver is necessary to accommodate an overriding public interest or to avoid a decision that so restricts the use of the property as to constitute an unconstitutional taking without compensation. Waiver shall only be granted upon five (5) affirmative votes of the commission.

By Eastham Conservation Commission

Passed – Majority vote declared by Moderator  
Count: Yes 279 No 21

#### **ARTICLE 12C (FIRE – MONITORED FIRE ALARM SYSTEMS BYLAW)**

A motion was made and seconded by the Board of Selectmen to amend the town bylaws. All structures or facilities that have a fire alarm or fire protection system monitored by a central station that automatically summons the Fire Department shall install a key-holding device (lock box). The type and location of said device shall be approved by the Fire Department and shall be of sufficient capacity to hold all materials needed to gain access and/or take control of the alarm or suppression system. All structures and sites subject to the provisions of this bylaw shall be equipped with an approved device within 120 days after acceptance of the bylaw.

- 1) As to such, subsequent to the passage of this bylaw, the owner of any property that installs a fire alarm or fire protection system monitored by a central station that automatically summons the Fire Department shall install a key-holding device (lock box), at the time of installation of the alarm system.
  - a. If any property is found to not be in compliance with this bylaw and is then notified, in writing, by the Fire Chief or his or her designee of the need to comply with this bylaw, will have thirty (30) days to install an approved lock box.
  - b. Any owner who fails or refuses to comply with this bylaw within thirty (30) business days after receipt of the notice shall be punished by a fine of \$50.00 per day until the lock box is installed.

By Board of Selectman

Passed – Majority vote declared by Moderator  
Count: Yes 296 No 10

#### **ARTICLE 13 (COMMUNITY PRESERVATION COMMITTEE RECOMMENDED APPROPRIATIONS, RESERVATIONS AND PROJECTS)**

##### **The Moderator consolidated articles 13a-e without any objections.**

A motion was made and seconded by the Board of Selectmen to consolidate Articles 13A through 13E, to approve and appropriate, pursuant to Massachusetts General Laws Chapter 44B, the recommended appropriations and reservations of the Community Preservation Act estimated annual revenues for FY 2023 as indicated in item “A” below. And, furthermore, to approve the recommended projects of the Community Preservation Committee listed below as items “B” through “F” and to appropriate and/or transfer the amounts, from the funding sources indicated, for the purposes described.

By Community Preservation Act Committee

##### **A. Appropriation and Reservations of Community Preservation Act FY 23 Estimated Annual Revenues**

Appropriate and Reserve **\$1,088,642** of the FY 23 estimated annual revenues of the Community Preservation Act Fund as follows:

Reserve for Open Space **\$108,864**

Reserve for Historic Preservation **\$108,864**

Reserve for Affordable Housing **\$108,864**  
Reserve for Active Recreation **\$108,864**  
CPA Administration (appropriation for support expenses) **\$54,433**  
Reserve for Appropriation (Budgeted Reserve) **\$598,753**

**B. Fund Cape Housing Institute**

Appropriate and/or transfer \$7,500 from the Community Preservation Fund Undesignated Fund Balance to provide funding to the Cape Housing Institute.

**C. Fund Eastham Affordable Housing Trust**

Appropriate and/or transfer \$300,000 from the Community Preservation Fund Undesignated Fund Balance to provide funding to the Eastham Affordable Housing Trust in support of housing assistance programs.

**D. Fund Eastham Historical Society Schoolhouse Museum Windows Project**

Appropriate and/or transfer \$3,600 from the Community Preservation Fund Undesignated Fund Balance to fund repair and/or replacement work for windows on the Eastham Historical Society Schoolhouse Museum.

**E. Fund Construction/Improvements to Town Clerk Storage Facility/Vault**

Appropriate and/or transfer \$45,000 from the Community Preservation Fund Undesignated Fund Balance to construct and/or make improvements to the Town Clerk's Storage Facility/Vault for the purposes of preserving Town records.

Passed – Majority vote declared by Moderator  
Count: Yes 284 No 15

**F. Fund Acquisition of Property at 580 Massasoit Road for Historic Preservation**

Authorize the Board of Selectmen to acquire by purchase, gift, eminent domain, or otherwise, the land with the building thereon, located at 580 Massasoit Road, identified as Map 08 and Parcel Number 279, including the cost to make improvements to the building and any other costs incidental and related thereto; and to transfer \$450,000 from the Undesignated Fund Balance of the Community Preservation Fund Historic Preservation Program to fund the acquisition of the land and to make building improvements.

Passed – Majority vote declared by Moderator  
Count: Yes 288 No 17

**ARTICLE 14 (PETITION – NAUSET ESTUARY DREDGE)**

The Town of Eastham acknowledges the importance of the Nauset Estuary Dredging project to the town of Orleans. This petition article asks that the town of Eastham will not take actions that will have the effect of preventing Orleans from pursuing, at its own expense, Federal, state and local permits that will authorize the Nauset Estuary Dredging project to proceed along the route previously chosen. Recognizing that a portion of the project will take place in Eastham waters, the residents of Eastham will retain the right to provide input to Federal, state and local permitting authorities during the course of the permitting processes.

By Petitioner

Failed – Majority vote declared by Moderator  
Count: Yes 29 No 260



**ARTICLE 15 (PETITION – HOLTEC PROPOSAL TO CLOSE PILGRIM NUCLEAR PLANT)**

Non Binding Public Advisory Question for the 2022 Spring Town Ballot Calling upon Holtec Pilgrim, LLC owner of the closed Pilgrim Nuclear Power Station and Holtec Decommissioning International, LLC, to immediately withdraw any plans to discharge any radioactive water into Cape Cod Bay.

WHEREAS, Cape Cod Bay is a federal and state protected area and habitat for the endangered Right Whale; and

WHEREAS, Cape Cod Bay provides a vital livelihood for fishermen and the tourist industry; and

WHEREAS, The National Academies of Science has determined there is no safe dose of ionizing radiation,

WHEREAS, One radioactive element in Holtec Pilgrim water is Tritium, which concentrates up the food hand from sediment to sea grasses to the fish we eat; and

WHEREAS, Holtec Pilgrim can discharge radioactive water anytime without approval of the Nuclear Regulatory Commission [NRC]; and

WHEREAS, The Attorney General of New Mexico has filed a lawsuit against the NRC for unlawful proceedings and illegal activities involving Holtec; and

WHEREAS, The Commonwealth has the authority to stop the dumping;

Therefore, shall the people of the Town of Eastham direct the local government to communicate with Governor Charlie Baker, Attorney General Maura Healey, and the State Legislature to employ all means available to ensure that Holtec commits to immediately withdraw any plans to dump any radioactive water into Cape Cod Bay?

By Petitioner

Passed – Majority vote declared by Moderator

Count: Yes 247 No 14

**ARTICLE 16 (PETITION – ESTABLISH A CONSERVATION FUND)**

To see if the Town will vote to establish for the use of the Conservation Commission a conservation fund, as described and authorized in the Conservation Commission Act (G.L. Ch. 40 §8C). The treasurer shall be the custodian thereof. She/he may deposit or invest the proceeds as set out in the Act; and income therefrom shall be credited to the fund. Money in said fund may be expended by said Commission without further authorization for any purpose authorized by said Act, except that no expenditure for a taking by eminent domain shall be made unless such expenditure has been approved in accordance with said Act. The fund may receive gifts and donations. The town may appropriate money in any year to the fund

By Petitioner

Failed – Majority vote declared by Moderator

Count: Yes 42 No 207

There being no further action of Town Meeting, the Selectmen moved and seconded a motion to dissolve Town Meeting at 9:15 PM. The Moderator declared Town Meeting dissolved after a unanimous vote by the voters.

A True Copy Attest:



Cindy Nicholson  
Town Clerk

**Eastham Annual Town Election Minutes  
May 17, 2022**

Pursuant to the conditions of the foregoing warrant, the voters assembled at Town Hall to cast their ballots for the following offices and questions on the warrant. The results are as follows:

**Select Board**

Three-year term	Vote for Two
Suzanne e. Bryan	347
Gerald E. Cerasale	333
Blanks	122
Write-Ins	6
Total	808

**Housing Authority**

Five-year term	Vote for One
James McMakin-Write-In	6
Sarah Burrill-Write-In	5
Write-In	42
Blanks	<u>351</u>
	404

**Elementary School Committee**

Three-year term	Vote for Two
Ann Crozier (incumbent)	349
Eric Shannon	328
Write-In	3
Blanks	<u>128</u>
	808

**Elementary School Committee**

One-year term	Vote for One
Erin C.S. Ellis	347
Write-In	4
Blanks	<u>53</u>
	404

**Library Trustee**

Three-year term	Vote for Two
Ian Kerig Hamilton	334
Joanna W. Stevens	344
Write-In	4
Blanks	<u>126</u>
	808

**Nauset Regional School Committee**

Three-year term	Vote for One
Moira Noonan-Kerry	347
Write-Ins	2
Blanks	<u>55</u>
Total	808

**Question One**

Shall the Town of Eastham be allowed to assess an additional five hundred thousand dollars (\$500,000) in real estate and personal property taxes to supplement the operating budgets of the various Town departments for the fiscal year beginning July first, two thousand and twenty two?

Yes	252
No	152

Polls opened at 7:00 a.m. and closed at 8:00 p.m. The results were read and posted by Interim Warden, Lisa Radke. A total of 404 voters turned out to cast their ballots. There were 4,562 registered voters a 11.29% turnout.

A True Copy Attest,

Cindy Nicholson  
Town Clerk



**COMMONWEALTH OF MASSACHUSETTS**  
**WILLIAM FRANCIS GALVIN**  
**SECRETARY OF THE COMMONWEALTH**

**WARRANT FOR 2022 STATE PRIMARY**

SS. Barnstable County  
To: The Constables of the Town of Eastham

**GREETINGS:**

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in Primaries to vote at

**Eastham Town Hall Precinct 1**

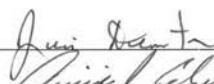
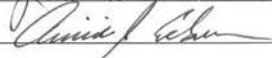
On **TUESDAY, THE SIXTH DAY OF SEPTEMBER, 2022**, from 7:00 A.M. to 8:00 P.M. for the following purpose:


To cast their votes in the State Primaries for the candidates of political parties for the following offices:

GOVERNOR	FOR THE COMMONWEALTH
LIEUTENANT GOVERNOR	FOR THE COMMONWEALTH
ATTORNEY GENERAL	FOR THE COMMONWEALTH
SECRETARY OF STATE	FOR THE COMMONWEALTH
TREASURER	FOR THE COMMONWEALTH
AUDITOR	FOR THE COMMONWEALTH
REPRESENTATIVE IN CONGRESS	NINTH DISTRICT
COUNCILLOR	FIRST DISTRICT
SENATOR IN GENERAL COURT	CAPE & ISLANDS DISTRICT
REPRESENTATIVE IN GENERAL COURT	FOURTH BARNSTABLE DISTRICT
DISTRICT ATTORNEY	CAPE & ISLANDS DISTRICT
SHERIFF	BARNSTABLE COUNTY
COUNTY COMMISSIONERS	BARNSTABLE COUNTY

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 25<sup>th</sup> day of July, 2022.  
(month)

  
  
\_\_\_\_\_  
\_\_\_\_\_  
Cynthia Nicholson, Town Clerk

  
\_\_\_\_\_  
Nathaniel Antonio

\_\_\_\_\_  
Board of Selectmen of the Town of Eastham

A True Copy, Attest:

  
Cindy Nicholson, Town Clerk

I certify that I have posted this warrant on the principal bulletin board in the Town Hall and in each of the Town's Post Offices.

  
\_\_\_\_\_  
Police Officer

July 28, 2022.  
(month and day)

Warrant must be posted by **August 30, 2022** (at least *seven days* prior to the **September 6, 2022** State Primary).

**TOWN OF EASTHAM  
STATE PRIMARY – SEPTEMBER 6, 2022**

Pursuant to the foregoing warrant, the voters assembled at Town Hall to cast their ballots in the State Primary and the results are as follows:

Democratic Ballots voted	1,318
Republican Ballots voted	<u>434</u>
	1,752

At 7:00 a.m. the Ballot Box stood at 0000 and read 1,752 when the polls closed at 8:00 p.m. The Warden, Shawn Shea, declared the polls closed and the voter lists were verified.

In July, the Secretary of State sent all Massachusetts registered voters a "Vote to Mail" postcard, allowing voters the chance to request their ballot by mail. The town clerk's office processed 1,387 early voter applications with 1,060 ballots returned. There were also 7 overseas ballots requested with 4 returned for this election.

These totals included In-person early voting that began one week prior to election, Vote by Mail ballots received and voters on election day:

EV Mail-In processed	985
Early In-Person	75
In-Person (election day)	688
Overseas	<u>4</u>
Total	1,752

There were 4,636 registered voters for this election, representing a 37.8% turnout.

A True Copy Attest:



Cindy Nicholson  
Town Clerk

**COMMONWEALTH OF MASSACHUSETTS  
WILLIAM FRANCIS GALVIN  
SECRETARY OF THE COMMONWEALTH**

**WARRANT FOR 2022 STATE ELECTION**

SS. Barnstable County  
To the Constables of the City/Town of EASTHAM

**GREETINGS:**

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in Elections to vote at:

**Eastham Town Hall Precinct 1**

On **TUESDAY, THE EIGHTH DAY OF NOVEMBER 2022**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the State Election for the candidates for the following offices:

GOVERNOR and LIEUTENANT GOVERNOR.....	FOR THIS COMMONWEALTH
ATTORNEY GENERAL.....	FOR THIS COMMONWEALTH
SECRETARY OF STATE.....	FOR THIS COMMONWEALTH
TREASURER.....	FOR THIS COMMONWEALTH
AUDITOR.....	FOR THIS COMMONWEALTH
REPRESENTATIVE IN CONGRESS.....	NINTH DISTRICT
COUNCILLOR.....	FIRST DISTRICT
SENATOR IN GENERAL COURT.....	CAPE & ISLANDS DISTRICT
REPRESENTATIVE IN GENERAL COURT.....	FOURTH BARNSTABLE DISTRICT
DISTRICT ATTORNEY.....	CAPE & ISLANDS DISTRICT
SHERIFF.....	BARNSTABLE COUNTY
COUNTY COMMISSIONERS.....	BARNSTABLE COUNTY
ASSEMBLY DELEGATES.....	BARNSTABLE COUNTY

**QUESTION 1: PROPOSED AMENDMENT TO THE CONSTITUTION**

Do you approve of the adoption of an amendment to the constitution summarized below, which was approved by the General Court in joint sessions of the two houses on June 12, 2019 (yeas 147 – nays 48); and again on June 9, 2021 (yeas 159 – nays 41)?

**SUMMARY**

This proposed constitutional amendment would establish an additional 4% state income tax on that portion of annual taxable income in excess of \$1 million. This income level would be adjusted annually, by the same method used for federal income-tax brackets, to reflect increases in the cost of living. Revenues from this tax would be used, subject to appropriation by the state Legislature, for public education, public colleges and universities; and for the repair and maintenance of roads, bridges, and public transportation. The proposed amendment would apply to tax years beginning on or after January 1, 2023.

**A YES VOTE** would amend the state Constitution to impose an additional 4% tax on that portion of incomes over one million dollars to be used, subject to appropriation by the state Legislature, on education and transportation.

**A NO VOTE** would make no change in the state Constitution relative to income tax.

The proposed law would require the Division to hold a hearing if a carrier reports a risk-based capital ratio on a combined entity basis that exceeds 700 percent in its annual report.

The proposed law would require the Commissioner to promulgate regulations consistent with its provisions by October 1, 2023. The proposed law would apply to all dental benefit plans issued, made effective, delivered, or renewed on or after January 1, 2024.

**A YES VOTE** would regulate dental insurance rates, including by requiring companies to spend at least 83% of premiums on member dental expenses and quality improvements instead of administrative expenses, and by making other changes to dental insurance regulations.

**A NO VOTE** would make no change in the law relative to the regulations that apply to dental insurance companies.

### **QUESTION 3: LAW PROPOSED BY INITIATIVE PETITION**

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 3, 2022?

#### **SUMMARY**

This proposed law would increase the statewide limits on the combined number of licenses for the sale of alcoholic beverages for off-premises consumption (including licenses for “all alcoholic beverages” and for “wines and malt beverages”) that any one retailer could own or control: from 9 to 12 licenses in 2023; to 15 licenses in 2027; and to 18 licenses in 2031.

Beginning in 2023, the proposed law would set a maximum number of “all alcoholic beverages” licenses that any one retailer could own or control at 7 licenses unless a retailer currently holds more than 7 such licenses.

The proposed law would require retailers to conduct the sale of alcoholic beverages for off-premises consumption through face-to-face transactions and would prohibit automated or self-checkout sales of alcoholic beverages by such retailers.

The proposed law would alter the calculation of the fine that the Alcoholic Beverages Control Commission may accept in lieu of suspending any license issued under the State Liquor Control Act. The proposed law would modify the formula for calculating such fee from being based on the gross profits on the sale of alcoholic beverages to being based on the gross profits on all retail sales.

The proposed law would also add out-of-state motor vehicle licenses to the list of the forms of identification that any holder of a license issued under the State Liquor Control Act, or their agent or employee, may choose to reasonably rely on for proof of a person's identity and age.

**A YES VOTE** would increase the number of licenses a retailer could have for the sale of alcoholic beverages to be consumed off premises, limit the number of “all-alcoholic beverages” licenses that a retailer could acquire, restrict use of self-checkout, and require retailers to accept customers’ out-of-state identification.

**A NO VOTE** would make no change in the laws governing the retail sale of alcoholic beverages.

**QUESTION 5**  
**THIS QUESTION IS NOT BINDING**

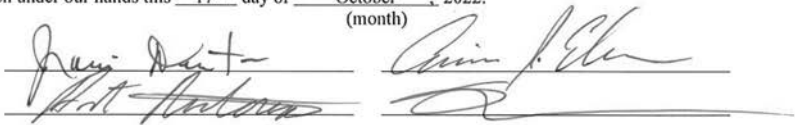
Shall the State Representative from this district be instructed to vote in favor of legislation that would prohibit any public pension fund, college, or university in Massachusetts from directly or indirectly investing its funds, including, but not limited to, the holdings of stock, security, equity, asset or other obligation of a corporation or company who conducts exploration for, extraction of, or sales of fossil fuel assets?

**QUESTION 6**  
**THIS QUESTION IS NOT BINDING**

Shall the representative from this district be instructed to vote in favor of changes to the applicable House of Representative rules to make each Legislator's vote in that body's Legislative committees publicly available on the Legislature's website?

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 17<sup>th</sup> day of October, 2022.  
(month)



\_\_\_\_\_  
Board of Selectmen of the Town of Eastham

A True Copy, Attest:

  
Cindy Nicholson, Town Clerk

I certify that I have posted this warrant on the principal bulletin board in the Town Hall and in each of the Town's Post Offices.

Police Officer  OCTOBER 18<sup>th</sup>, 2022.  
(month and day)

Warrant must be posted by **November 1, 2022** (at least *seven days* prior to the **November 8, 2022** State Election).



**TOWN OF EASTHAM**  
**STATE GENERAL ELECTION – NOVEMBER 8, 2022**  
**2500 State Highway, Eastham, MA**

Pursuant to the foregoing warrant, 3,360 registered voters' cast their ballots at the Eastham Town Hall in the State Midterm General election with an additional 26 eligible ballots (received after the polls closed and postmarked by November 8<sup>th</sup>) reflect the total result of 3,386 cast as follows:

<b>Governor &amp; Lt Gov.</b>		<b>Rep in Congress</b>	
Diehl and Allan	1018	Bill Keating	2350
Healey and Driscoll	2315	Jesse G. Brown	967
Reed and Everett	41	Blanks	69
Blanks	12	<b>Councillor-1st District</b>	
<b>Attorney General</b>		Joseph C. Ferreira	2511
Andrea Joy Campbell	2206	Blanks	875
James R. McMahon, III	1130	<b>Senator in Gen Court</b>	
Blanks	50	Julian Andre Cyr	2359
<b>Secretary of State</b>		Christopher Robert Lauzon	969
William Francis Galvin	2404	Blanks	58
Rayla Campbell	862	<b>Rep in General Court</b>	
Juan Sanchez	85	Sarah K. Peake	2616
Blanks	35	Blanks	770
<b>Treasurer</b>		<b>District Attorney</b>	
Deborah B. Goldberg	2436	Robert Joseph Galibois	2143
Cristina Crawford	645	Daniel Higgins	1162
Blanks	305	Blanks	81
<b>Auditor</b>		<b>Sheriff – Barnstable County</b>	
Anthony Amore	1076	Donna Buckley	2035
Diana DiZoglio	1937	Timothy R. Whelan	1272
Gloria A. Caballero-Roca	97	Blanks	79
Domonic Giannone, III	51	<b>County Commissioner</b>	
Daniel Riek	93	Ronald J. Bergstrom	2293
Blanks	132	Ronald R. Beaty, Jr.	988
		Blanks	105
		<b>Barnstable Assembly of Delegates</b>	
		John Terrence Gallagher	2602
		Blanks	784

	<b>YES</b>	<b>NO</b>	<b>BLANKS</b>
<b>Question 1 – Taxes</b>	1911	1413	62
<b>Question 2 – Dental Benefits</b>	2416	901	69
<b>Question 3 – Liquor Licenses</b>	1415	1848	123
<b>Question 4 – Driver Licenses</b>	1896	1414	76
<b>Question 5 – Pensions</b>	1467	1415	504
<b>Question 6 – House Website</b>	2565	419	402

At 7:00 a.m. the Ballot Box stood at 0000 and read 3,360 when the polls closed at 8:00 p.m. The Warden, Shawn Shea, declared the polls closed and the voter lists were verified.

The Secretary of State mailed all Massachusetts registered voters a "Vote to Mail" postcard in July that allowed voters the chance to request their ballot by mail. The town clerk's office processed 2,216 early voter applications with 1,590 ballots returned. There were also 16 overseas ballots requested with 9 returned for this election.

These total below includes In-person early voting that began two weeks prior to election (including two Saturdays), Vote by Mail ballots received, overseas electronic ballots and of course, voters on election day:

EV Mail-In processed	1,590
Early In-Person	429
In-Person (election day)	<u>1,341</u>
Subtotal day of election	3,360
Overseas	9
Vote by Mail Postmarked by 11/8/22	17
Total	<b>3,386</b>

There were 4,679 registered voters for this election, representing a 72.35% turnout.

A True Copy Attest:



Cindy Nicholson  
Town Clerk

COLLECTOR'S REPORT  
OUTSTANDING TAXES

	UNCOLLECTED TAXES	COMMITMENTS	ABATEMENTS & ADJUSTMENTS	TRANSFERS TO TAX TITLE	COLLECTIONS NET OF REFUNDS	UNCOLLECTED TAXES 6/30/2022
REAL ESTATE	\$ 44,377.00					
2020	(0.14) \$	- \$	(0.14) \$	- \$	- \$	- \$
2021	210,375 \$	- \$	24 \$	74,374 \$	135,917 \$	59 \$
2022	- \$	28,900,483 \$	79,392 \$	- \$	28,441,904 \$	379,188 \$
COMMUNITY PRESERVATION ACT						
2021	5,341 \$	- \$	- \$	1,530 \$	3,811 \$	- \$
2022	- \$	867,014 \$	2,385 \$	- \$	855,740 \$	8,889 \$
PERSONAL PROPERTY						
Prior Years	428 \$	- \$	- \$	- \$	- \$	428 \$
2007	- \$	- \$	- \$	- \$	- \$	- \$
2008	- \$	- \$	- \$	- \$	- \$	- \$
2009	- \$	- \$	- \$	- \$	- \$	- \$
2010	- \$	- \$	- \$	- \$	- \$	- \$
2011	- \$	- \$	- \$	- \$	- \$	- \$
2012	- \$	- \$	- \$	- \$	- \$	- \$
2013	- \$	- \$	- \$	- \$	- \$	- \$
2014	- \$	- \$	- \$	- \$	- \$	- \$
2015	316 \$	- \$	316 \$	- \$	- \$	- \$
2016	21 \$	- \$	21 \$	- \$	- \$	- \$
2017	32 \$	- \$	32 \$	- \$	- \$	- \$
2018	18 \$	- \$	18 \$	- \$	- \$	- \$
2019	351 \$	- \$	- \$	- \$	15 \$	336 \$
2020	601 \$	- \$	- \$	- \$	288 \$	313 \$
2021	1,837 \$	- \$	- \$	- \$	1,229 \$	609 \$
2022	- \$	274,106 \$	479 \$	- \$	270,714 \$	2,913 \$

**COLLECTOR'S REPORT  
OUTSTANDING TAXES**

MOTOR VEHICLE & BOAT EXCISE TAX	UNCOLLECTED TAXES	COMMITMENTS	ABATEMENTS & ADJUSTMENTS	COLLECTIONS NET OF REFUNDS	UNCOLLECTED TAXES 6/30/2022
1995	\$ 143	\$ -	\$ -	\$ -	\$ 143
1996	\$ 189	\$ -	\$ -	\$ -	\$ 189
1997	\$ 234	\$ -	\$ -	\$ -	\$ 234
1998	\$ 221	\$ -	\$ -	\$ -	\$ 221
1999	\$ 332	\$ -	\$ -	\$ -	\$ 332
2000	\$ 523	\$ -	\$ -	\$ -	\$ 523
2001	\$ 2,085	\$ -	\$ -	\$ -	\$ 2,085
2002	\$ 2,479	\$ -	\$ -	\$ -	\$ 2,479
2003	\$ 2,024	\$ -	\$ -	\$ -	\$ 2,024
2004	\$ 2,317	\$ -	\$ -	\$ -	\$ 2,317
2005	\$ 2,113	\$ -	\$ -	\$ -	\$ 2,113
2006	\$ 2,567	\$ -	\$ -	\$ -	\$ 2,567
2007	\$ 1,336	\$ -	\$ -	\$ -	\$ 1,336
2008	\$ 2,171	\$ -	\$ -	\$ -	\$ 2,171
2009	\$ 2,402	\$ -	\$ -	\$ -	\$ 2,402
2010	\$ 1,831	\$ -	\$ -	\$ -	\$ 1,831
2011	\$ 1,809	\$ -	\$ -	\$ 33	\$ 1,777
2012	\$ 1,778	\$ -	\$ -	\$ -	\$ 1,778
2013	\$ 2,438	\$ -	\$ -	\$ 51	\$ 2,387
2014	\$ 2,433	\$ -	\$ (0.16)	\$ 51	\$ 2,382
2015	\$ 2,017	\$ -	\$ 54	\$ -	\$ 1,963
2016	\$ 1,996	\$ -	\$ -	\$ 49	\$ 1,947
2017	\$ 1,774	\$ -	\$ 25	\$ 216	\$ 1,534
2018	\$ 3,406	\$ -	\$ 60	\$ 639	\$ 2,707
2019	\$ 5,358	\$ -	\$ 274	\$ 1,294	\$ 3,790
2020	\$ 15,907	\$ -	\$ 59	\$ 8,928	\$ 6,920
2021	\$ 111,275	\$ 100,484	\$ 18,653	\$ 168,467	\$ 24,639
2022	\$ -	\$ 886,444	\$ 24,895	\$ 806,393	\$ 55,156

**TREASURER'S CASH**  
**JUNE 30, 2018**

Cash & Checks in Office	\$ 140.00
Non-Interest Bearing Checking Accounts	\$ -
Interest Bearing Checking Accounts	\$ 20,823,455
CD's	\$ 562,085
Trust Funds	\$ 3,829,090
<b>Total All Cash and Investments</b>	<b>\$ 25,214,769</b>

Respectfully Submitted,

Maya A. Golding  
Treasurer/Collector

**TRUST FUNDS**  
**June 30, 2022**

<u>FUND NAME</u>	<u>EXPENDABLE</u>	<u>NON-EXPENDABLE</u>	<u>BALANCE 6/30/2022</u>
Timothy Smith Fund	\$ 141,314.56	\$ 50,000.00	\$ 191,314.56
Olde Wind Grist Mill	\$ 5,928.99	\$ 5,500.00	\$ 11,428.99
Town Hall Fund	\$ 3,228.45	\$ 1,400.00	\$ 4,628.45
World War I Memorial Fund	\$ 12.88	\$ 268.38	\$ 281.26
Maurice Wiley Scholarship Fund	\$ 4,174.83	\$ 2,040.00	\$ 6,214.83
Mercy Mines Cemetery fund	\$ 889.80	\$ 50.00	\$ 939.80
Frank O. Daniels Cemetery fund	\$ 68.34	\$ 50.00	\$ 118.34
Eastham Grange Education Aid	\$ 13,005.47	\$ -	\$ 13,005.47
Affordable Housing Trust	\$ 1,198,348.08	\$ -	\$ 1,198,348.08
Stabilization	\$ 221,689.58	\$ -	\$ 221,689.58
Law Enforcement Trust	\$ 2,321.52	\$ -	\$ 2,321.52
OPEB Trust Fund	\$ 576,288.00	\$ -	\$ 576,288.00
Library Trustees Interest Account	\$ 79,325.65	\$ -	\$ 79,325.65
Library Trustees Memorial Fund	\$ 10,392.04	\$ 48,821.81	\$ 59,213.85
Eugenia & Andrew Merrill Memorial Fund	\$ 800.13	\$ 500.00	\$ 1,300.13
Robert C. Billings Memorial Fund	\$ 3,389.18	\$ 14,000.00	\$ 17,389.18
Thomas R. Cawley Memorial Fund	\$ 603.35	\$ 1,275.00	\$ 1,878.35
Gertrude D. Nason Memorial Fund	\$ 2,305.86	\$ 2,500.00	\$ 4,805.86
Gertrude P. Zollinger Memorial Fund	\$ 1,157.33	\$ 1,000.00	\$ 2,157.33
Robert W. Sparrow Memorial Fund	\$ 331.54	\$ 8,162.00	\$ 8,493.54
Capt. Cyrus H. Campbell Memorial Fund	\$ 787.30	\$ 1,000.00	\$ 1,787.30
Vivian Andrist Memorial Fund	\$ 157.65	\$ 2,290.00	\$ 2,447.65



EASTHAM

Combined Balance Sheet - All Fund Types and Account Groups  
as of June 30, 2022  
(Unaudited)

	Governmental Fund Types			Proprietary Fund Types		Fiduciary Fund Types		Account Groups		Totals (Memorandum Only)
	General	Special Revenue	Capital Projects	Enterprise	Internal Services	Trust and Agency	Long-term Debt			
<b>ASSETS</b>										
Cash and cash equivalents	11,695,361.78	6,352,253.22	2,355,148.63	492,370.66		4,332,309.37				25,227,443.66
Investments						576,288.00				576,288.00
Receivables:										
Personal property taxes	4,599.64									4,599.64
Real estate taxes	379,647.14									379,647.14
Allowance for abatements and exemptions	(560,440.34)									(560,440.34)
Tax liens	223,152.41	2,602.37								225,754.78
Deferred taxes										0.00
Motor vehicle excise	123,874.58									123,874.58
Other excises	6,071.75									6,071.75
User fees										0.00
Utility liens added to taxes										0.00
Departmental		785,115.66		45,153.32						830,268.98
Special assessments										0.00
Due from other governments		1,427,889.09	5,883,672.00							7,311,561.09
Other receivables	21,673.69	42,053.98				167,028.21				230,755.88
Foreclosures/Possessions										0.00
Prepays										0.00
Due to/from other funds										0.00
Working deposit										0.00
Inventory										0.00
Fixed assets, net of accumulated depreciation								1,443,457.01		1,443,457.01
Amounts to be Provided Vehicle lease								83,717,440.23		83,717,440.23
Amounts to be provided - payment of bonds								290,318.61		290,318.61
Amounts to be provided - vacation/sick leave								85,451,215.85		119,807,041.01
Total Assets	11,893,940.65	8,609,914.32	8,238,820.63	537,523.98	0.00	5,075,625.58				



	Governmental Fund Types			Proprietary Fund Types		Fiduciary Fund Types	Account Groups	Totals (Memorandum Only)
	General	Special Revenue	Capital Projects	Enterprise	Internal Services			
Fund Equity:								
Reserved for encumbrances	163,926.18							163,926.18
Reserved for expenditures		617,899.24						667,899.24
Reserved for continuing appropriations	5,520,982.29	825,659.63		50,000.00				6,346,641.92
Reserved for EES Encumbrance	314,552.96							314,552.96
Reserved for appropriation deficit								0.00
Reserved for snow and ice deficit								0.00
Reserved for COVID-19 deficit								0.00
Reserved for debt service	289,603.00							289,603.00
Reserved for premiums								0.00
Reserved for working deposit								0.00
Undesignated fund balance	4,504,829.73	4,908,694.35	(3,415,851.37)			4,908,597.37		10,906,270.08
Unreserved retained earnings				442,370.66				442,370.66
Investment in capital assets								0.00
Total Fund Equity	10,793,894.16	6,352,253.22	(3,415,851.37)	492,370.66	0.00	4,908,597.37	0.00	19,131,264.04
Total Liabilities and Fund Equity	11,893,940.65	8,609,914.32	8,238,820.63	537,523.98	0.00	5,075,625.58	85,451,215.85	119,807,041.01
PROOF BALANCE SHEET IS IN BALANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

PROOF FUND BALANCE DETAIL  
AGREES TO THE BALANCE SHEET

PROOF RECEIVABLES DETAIL  
AGREES TO THE BALANCE SHEET

**REVENUE**  
**JUNE 30, 2017**

	<b>FY22</b>					<b>Total Revenue</b>	
<b>REVENUES</b>	<b>General</b>	<b>Community Preservation</b>	<b>Municipal Water Supply</b>	<b>Debt Service Fund</b>	<b>Nonmajor Governmental Funds</b>	<b>Total Revenue</b>	
Real Estate and Personal Property Taxes	28,666,644					28,666,644	
Motor Vehicle and Other Excise Taxes	978,663					978,663	
Hotel/Motel & Room Tax	399,152					399,152	
Short Term Rental Tax	1,101,617					1,101,617	
Meals Tax	142,430					142,430	
Tax Liens	125,979					125,979	
Payments in Lieu of Taxes	9,527					9,527	
Community Preservation Surcharges	-	1,367,452				1,367,452	
Charges for Services	981,588		537,987		630,609	2,150,184	
Intergovernmental	661,303	304,620				965,923	
Penalties and Interest on Taxes	126,551					126,551	
Licenses and Permits	637,418					637,418	
Fines and Forfeitures	36,376					36,376	
Departmental and Other	1,230,933				759,828	1,990,761	
Contributions					184,840	184,840	
Investment Income	6,598	1,280			51,519	59,397	
Total Revenues	<b>35,104,779</b>	<b>1,673,352</b>	<b>537,987</b>		<b>1,626,796</b>	<b>38,942,914</b>	

**TOWN OF EASTHAM**  
**SUMMARY OF APPROPRIATIONS & EXPENDITURES**  
June 30, 2022

DESCRIPTION	ORIGINAL APPROPRIATION	TRANSFERS ADJUSTMTS	REVISED BUDGET	YEAR TO DATE EXPENDED	AVAILABLE BUDGET
<u><b>MODERATOR</b></u>					
SALARY	500.00		500.00	500.00	0.00
<u><b>TOTAL MODERATOR</b></u>	<u>500.00</u>		<u>500.00</u>	<u>500.00</u>	<u>0.00</u>
<u><b>SELECTMEN (ELECTED) SALARY</b></u>	<u>12,500.00</u>		<u>12,500.00</u>	<u>12,500.00</u>	<u>0.00</u>
ADMINISTRATION SALARY	351,364.00		351,364.00	342,011.95	9,352.05
ADMINISTRATION EXPENSE	17,245.00		17,245.00	10,120.50	7,124.50
TRI-TOWN ARTICLE				44,439.04	(44,439.04)
LEGAL SERVICES EXPENSE	80,000.00		80,000.00	73,991.35	6,008.65
<u><b>TOTAL SELECTMEN</b></u>	<u>461,109.00</u>	<u>0.00</u>	<u>461,109.00</u>	<u>483,062.84</u>	<u>-21,953.84</u>
<u><b>FINANCE COMMITTEE</b></u>					
RESERVE FUND	100,000.00	-85,000.00	15,000.00		15,000.00
<u><b>TOTAL FINANCE COMMITTEE</b></u>	<u>100,000.00</u>	<u>-85,000.00</u>	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>
<u><b>FINANCE OFFICE</b></u>					
SALARY	190,611.00	0.00	190,611.00	217,307.84	-26,696.84
EXPENSE					
<u><b>TOTAL FINANCE OFFICE</b></u>	<u>190,611.00</u>	<u>0.00</u>	<u>190,611.00</u>	<u>217,307.84</u>	<u>-26,696.84</u>
<u><b>ACCOUNTANT</b></u>					
SALARY	157,800.00	-4,100.00	153,700.00	163,964.79	(10,264.79)
EXPENSE	48,030.00		48,030.00	39,695.41	8,334.59
<u><b>TOTAL ACCOUNTANT</b></u>	<u>205,830.00</u>	<u>-4,100.00</u>	<u>201,730.00</u>	<u>203,660.20</u>	<u>-1,930.20</u>
<u><b>ASSESSORS</b></u>					
SALARY	193,093.00		193,093.00	151,889.74	41,203.26
EXPENSE	43,910.00		43,910.00	40,958.54	2,951.46
<u><b>TOTAL ASSESSORS</b></u>	<u>237,003.00</u>	<u>0.00</u>	<u>237,003.00</u>	<u>192,848.28</u>	<u>44,154.72</u>



DESCRIPTION	ORIGINAL APPROPRIATION	TRANSFERS ADJUSTMTS	REVISED BUDGET	YEAR TO DATE EXPENDED	AVAILABLE BUDGET
<u>TREASURER/COLLECTOR</u>					
SALARY	262,126.00		262,126.00	234,325.96	27,800.04
EXPENSE	28,630.00	260.30	28,890.30	28,741.72	148.58
TAX TITLE/FORECLOSURE	10,000.00	10,000.00	20,000.00	20,400.00	(400.00)
BANK CHARGES	36,000.00	4,500.00	40,500.00	22,157.46	18,342.54
<b>TOTAL TREAS/COLLECTOR</b>	<b>336,756.00</b>	<b>14,760.30</b>	<b>351,516.30</b>	<b>305,625.14</b>	<b>45,891.16</b>
<u>DATA PROCESSING</u>					
SALARY	250,641.00	-15,000.00	235,641.00	189,243.14	46,397.86
EXPENSE	248,592.00	16,181.86	264,773.86	247,442.04	17,331.82
<b>TOTAL DATA PROCESSING</b>	<b>499,233.00</b>	<b>1,181.86</b>	<b>500,414.86</b>	<b>436,685.18</b>	<b>63,729.68</b>
<u>CENTRAL PURCHASING</u>					
EXPENSE	119,090.00	1,898.35	120,988.35	116,650.16	4,338.19
<b>TOTAL CENTRAL PURCHASING</b>	<b>119,090.00</b>	<b>1,898.35</b>	<b>120,988.35</b>	<b>116,650.16</b>	<b>4,338.19</b>
<u>TOWN CLERK</u>					
SALARY-ELECTED	80,000.00		80,000.00	79,697.80	302.20
SALARY	90,148.00		90,148.00	80,950.89	9,197.11
EXPENSE	11,270.00		11,270.00	8,075.97	3,194.03
<b>TOTAL TOWN CLERK</b>	<b>181,418.00</b>	<b>0.00</b>	<b>181,418.00</b>	<b>168,724.66</b>	<b>12,693.34</b>
<u>NATURAL RESOURCES</u>					
SALARY	231,768.00		231,768.00	228,044.59	3,723.41
EXPENSE	33,215.00		33,215.00	32,956.31	258.69
<b>TOTAL NATURAL RESOURCES</b>	<b>264,983.00</b>	<b>0.00</b>	<b>264,983.00</b>	<b>261,000.90</b>	<b>3,982.10</b>

DESCRIPTION	ORIGINAL APPROPRIATION	TRANSFERS ADJUSTMTS	REVISED BUDGET	YEAR TO DATE EXPENDED	AVAILABLE BUDGET
<b>PLANNING</b>					
SALARY	352,531.00		352,531.00	352,108.91	422.09
EXPENSE	5,095.00	2,877.80	7,972.80	6,098.07	1,874.73
<b>TOTAL PLANNING</b>	<b>357,626.00</b>	<b>2,877.80</b>	<b>360,503.80</b>	<b>358,206.98</b>	<b>2,296.82</b>
<b>PUBLIC BUILDINGS/GROUNDS</b>					
SALARY	128,298.00	700.00	128,998.00	131,447.10	(2,449.10)
EXPENSE	87,000.00		87,000.00	88,139.37	(1,139.37)
BULK FUEL	361,750.00	9,032.09	370,782.09	336,642.24	34,139.85
<b>TOTAL BUILDINGS/GROUNDS</b>	<b>577,048.00</b>	<b>9,732.09</b>	<b>586,780.09</b>	<b>556,228.71</b>	<b>30,551.38</b>
<b>ENGINEERING &amp; CONSULTING</b>					
EXPENSE	32,000.00	16,025.00	48,025.00	41,827.52	6,197.48
<b>TOTAL ENGINEERING &amp; CONSULTING</b>	<b>32,000.00</b>	<b>16,025.00</b>	<b>48,025.00</b>	<b>41,827.52</b>	<b>6,197.48</b>
<b>POLICE</b>					
SALARY	1,871,835.00		1,871,835.00	1,820,238.65	51,596.35
EXPENSE	118,494.00		118,494.00	115,869.08	2,624.92
DISPATCHER SALARY	398,430.00		398,430.00	376,650.86	21,779.14
DISPATCHER EXPENSE	4,200.00	462.60	4,662.60	2,925.63	1,736.97
<b>TOTAL POLICE</b>	<b>2,392,959.00</b>	<b>462.60</b>	<b>2,393,421.60</b>	<b>2,315,684.22</b>	<b>77,737.38</b>
<b>FIRE</b>					
SALARY	2,594,149.00	85,000.00	2,679,149.00	2,667,588.26	11,560.74
EXPENSE	205,035.00	15,346.82	220,381.82	208,258.93	12,122.89
<b>TOTAL FIRE</b>	<b>2,799,184.00</b>	<b>100,346.82</b>	<b>2,899,530.82</b>	<b>2,875,847.19</b>	<b>23,683.63</b>

DESCRIPTION	ORIGINAL APPROPRIATION	TRANSFERS ADJUSTMTS	REVISED BUDGET	YEAR TO DATE EXPENDED	AVAILABLE BUDGET
<b>BUILDING INSPECTOR</b>					
SALARY	246,373.00		246,373.00	231,024.83	15,348.17
EXPENSE	7,255.00		7,255.00	1,908.30	5,346.70
<b>TOTAL BUILDING INSPECTOR</b>	<b>253,628.00</b>	<b>0.00</b>	<b>253,628.00</b>	<b>232,933.13</b>	<b>20,694.87</b>
<b>CIVIL DEFENSE</b>					
EXPENSE		1,000.00	1,000.00	798.90	201.10
<b>TOTAL CIVIL DEFENSE</b>	<b>0.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>798.90</b>	<b>201.10</b>
<b>TREE WARDEN</b>					
EXPENSE	7,590.00		7,590.00	7,590.00	0.00
<b>TOTAL TREE WARDEN</b>	<b>7,590.00</b>		<b>7,590.00</b>	<b>7,590.00</b>	<b>0.00</b>
<b>EDUCATION</b>					
ELEMENTARY SCHOOL EXPENSE	3,783,480.00		3,783,480.00	3,468,252.76	315,227.24
ELEMENTARY SCHOOL ENCUMBRANCE		394,783.67	394,783.67	394,375.58	408.09
NAUSET OPERATING ASSESSMENTS	5,018,970.00	-73113.85	4,945,856.15	4,945,856.15	0.00
CAPE COD REGIONAL TECHNICAL HS	692,845.00		692,845.00	681,216.00	11,629.00
<b>TOTAL EDUCATION</b>	<b>9,495,295.00</b>	<b>321,669.82</b>	<b>9,816,964.82</b>	<b>9,489,700.49</b>	<b>327,264.33</b>
<b>DPW</b>					
SALARY	633,472.00		633,472.00	603,450.45	30,021.55
EXPENSE	166,200.00		166,200.00	119,175.72	47,024.28
<b>TOTAL DPW</b>	<b>799,672.00</b>	<b>0.00</b>	<b>799,672.00</b>	<b>722,626.17</b>	<b>77,045.83</b>

DESCRIPTION	ORIGINAL APPROPRIATION	TRANSFERS ADJUSTMTS	REVISED BUDGET	YEAR TO DATE EXPENDED	AVAILABLE BUDGET
<b>SNOW AND ICE</b>					
SALARY/EXPENSE	83,104.00	64,000.00	147,104.00	144,766.50	2,337.50
<b>TOTAL SNOW AND ICE</b>	<b>83,104.00</b>	<b>64,000.00</b>	<b>147,104.00</b>	<b>144,766.50</b>	<b>2,337.50</b>
<b>STREETLIGHTING</b>					
EXPENSE	7,600.00		7,600.00	7,632.03	-32.03
<b>TOTAL STREETLIGHTING</b>	<b>7,600.00</b>	<b>0.00</b>	<b>7,600.00</b>	<b>7,632.03</b>	<b>-32.03</b>
<b>COLLECTION/DISPOSAL</b>					
SALARY	294,825.00		294,825.00	264,750.84	30,074.16
EXPENSE	505,470.00	40,000.00	545,470.00	506,992.59	38,477.41
<b>TOTAL COLLECTION/DISPOSAL</b>	<b>800,295.00</b>	<b>40,000.00</b>	<b>840,295.00</b>	<b>771,743.43</b>	<b>68,551.57</b>
<b>VETERANS</b>					
ASSESSMENT	23,064.00		23,064.00	22,494.68	569.32
BENEFITS	40,000.00	400.00	40,400.00	26,518.46	13,881.54
<b>TOTAL VETERANS</b>	<b>63,064.00</b>	<b>400.00</b>	<b>63,464.00</b>	<b>49,013.14</b>	<b>14,450.86</b>
<b>HEALTH</b>					
SALARY	251,091.00		251,091.00	245,389.94	5,701.06
EXPENSE	76,880.00	24,571.73	101,451.73	70,887.32	30,564.41
INSPECTION OF ANIMALS	37,750.00		37,750.00	36,500.00	1,250.00
<b>TOTAL HEALTH</b>	<b>365,721.00</b>	<b>24,571.73</b>	<b>390,292.73</b>	<b>352,777.26</b>	<b>37,515.47</b>

DESCRIPTION	ORIGINAL APPROPRIATION	TRANSFERS ADJUSTMTS	REVISED BUDGET	YEAR TO DATE EXPENDED	AVAILABLE BUDGET
<b>COUNCIL ON AGING/ADULT DAY CARE</b>					
SALARY	249,461.00		249,461.00	249,069.23	391.77
EXPENSE	35,710.00		35,710.00	28,784.38	6,925.62
<b>TOTAL COUNCIL ON AGING</b>	<b>285,171.00</b>	<b>0.00</b>	<b>285,171.00</b>	<b>277,853.61</b>	<b>7,317.39</b>
<b>HUMAN SERVICES</b>					
EXPENSE	622,850.00	-191,064.14	431,785.86	418,029.55	13,756.31
<b>TOTAL HUMAN SERVICES</b>	<b>622,850.00</b>	<b>-191,064.14</b>	<b>431,785.86</b>	<b>418,029.55</b>	<b>13,756.31</b>
<b>LIBRARY</b>					
SALARY	428,848.00	5,214.08	434,062.08	412,326.62	21,735.46
EXPENSE	121,199.00		121,199.00	119,291.32	1,907.68
<b>TOTAL LIBRARY</b>	<b>550,047.00</b>	<b>5,214.08</b>	<b>555,261.08</b>	<b>531,617.94</b>	<b>23,643.14</b>
<b>BEACH</b>					
SALARY	384,606.00		384,606.00	356,447.38	28,158.62
EXPENSE	86,962.00	429.76	87,391.76	78,646.87	8,744.89
<b>TOTAL BEACH</b>	<b>471,568.00</b>	<b>429.76</b>	<b>471,997.76</b>	<b>435,094.25</b>	<b>36,903.51</b>
<b>PRINCIPAL AND INTEREST</b>					
SEPTIC BETTERMENT LOAN PRINCIPAL	10,000.00		10,000.00	10,000.00	0.00
PURCELL LAND PRINCIPAL			0.00	0.00	0.00
INTEREST ON LONG TERM DEBT	2,031,563.00	-8,000.00	2,023,563.00	1,765,421.28	258,141.72
INTEREST EXPENSE	35,000.00		35,000.00	49,315.03	-14,315.03
EASTHAM ELEMENTARY	385,000.00		385,000.00	385,000.00	0.00
BANS MUNICIPAL WATER	120,000.00		120,000.00	120,000.00	0.00
SRF BONDS MUNICIPAL WATER	1,360,810.00		1,360,810.00	1,360,896.27	-86.27
LIBRARY	225,000.00		225,000.00	225,000.00	0.00
BAN ROCK HARBOR DRED	85,000.00		85,000.00	85,000.00	0.00
Water USDA #1	29,228.00		29,228.00	29,227.21	0.79
Town GO Bond FY19	205,000.00		205,000.00	205,000.00	0.00
Town GO Bond FY21	330,000.00		330,000.00	330,000.00	0.00
Capital Vehicle Leases	129,663.00		129,663.00	129,230.57	432.43
<b>TOTAL DEBT</b>	<b>4,946,264.00</b>	<b>-8,000.00</b>	<b>4,938,264.00</b>	<b>4,694,090.36</b>	<b>244,173.64</b>



DESCRIPTION	ORIGINAL APPROPRIATION	TRANSFERS ADJUSTMTS	REVISED BUDGET	YEAR TO DATE EXPENDED	AVAILABLE BUDGET
<b>ASSESSMENTS</b>					
COUNTY	249,543.00		249,543.00	249,543.00	0.00
STATE	444,757.00		444,757.00	478,269.00	-33,512.00
<b>TOTAL COUNTY/STATE ASSESSMENTS</b>	<b>694,300.00</b>	<b>0.00</b>	<b>694,300.00</b>	<b>727,812.00</b>	<b>-33,512.00</b>
<b>BENEFITS AND INSURANCE</b>					
EXPENSE	39,350.00		39,350.00	27,185.02	12,164.98
RETIREMENT ASSESSMENT	1,921,317.00	44,909.19	1,966,226.19	1,916,102.20	50,123.99
UNEMPLOYMENT	20,000.00		20,000.00	27,044.74	-7,044.74
HEALTH INSURANCE/MEDICARE TOWN	2,858,287.00	-69,942.04	2,788,344.96	2,501,166.61	287,178.35
TOWN INSURANCE PREMIUMS	460,932.00		460,932.00	414,528.46	46,403.54
<b>TOTAL BENEFITS AND INSURANCE</b>	<b>5,299,886.00</b>	<b>-25,032.85</b>	<b>5,274,853.15</b>	<b>4,886,027.03</b>	<b>388,826.12</b>
<b>TOTAL BUDGET</b>	<b>33,501,405.00</b>	<b>291,373.22</b>	<b>33,792,778.22</b>	<b>32,283,965.61</b>	<b>1,508,812.61</b>
	<b>33,501,405.00</b>	<b>291,373.22</b>	<b>33,792,778.22</b>	<b>32,283,965.61</b>	<b>1,508,812.61</b>

## Net Funded Fixed Debt FY2020

	BALANCE 7/1/2021	RETIRED	ADDITIONS	BALANCE 6/30/2022
<b><u>Inside Debt Limit</u></b>				
LIBRARY	3,150,000.00	225,000.00		\$ 2,925,000.00
ROCK HARBOR BLDG	415,000.00	15,000.00		\$ 400,000.00
EPD ROOF BLDG	540,000.00	20,000.00		\$ 520,000.00
ELEMENTARY SCHOOL	1,870,000.00	385,000.00		\$ 1,485,000.00
TRITOWN PLANT DEMO	570,000.00	70,000.00		\$ 500,000.00
SALT POND WW PLANNING	115,000.00	35,000.00		\$ 80,000.00
SALT POND DRAINAGE	230,000.00	10,000.00		\$ 220,000.00
ROCK HARBOR DREDGE	285,000.00	85,000.00		\$ 200,000.00
ROCK HARBOR PIERS/WALKWAYS	785,000.00	35,000.00		\$ 750,000.00
NAUSET ESTUARY DREDGE	60,000.00	20,000.00		\$ 40,000.00
<b><u>Outside Debt Limit</u></b>				
TITLE V MWPAT	50,000.00	10,000.00		\$ 40,000.00
SRF - WATER DW 15-01	22,028,409.00	638,004.00		\$ 21,390,405.00
SRF - WATER DW 15-01-A	2,089,170.00	57,365.00		\$ 2,031,805.00
SRF - WATER DW 16-01	9,320,614.74	255,928.27		\$ 9,064,686.47
SRF - WATER DW 16-16	3,817,852.00	94,618.00		\$ 3,723,234.00
USDA WATER BONDS	1,558,044.97	29,227.21		\$ 1,528,817.76
WATER SYSTEM BONDS 2	4,490,000.00	125,000.00		\$ 4,365,000.00
SRF - WATER DW 17-01	12,809,440.00	311,803.00		\$ 12,497,637.00
SRF - WATER DW 19-06	9,147,201.00			\$ 9,147,201.00
TRITOWN PLANT DEMO	171,300.00	21,300.00		\$ 150,000.00
NAUSET ESTUARY WASTE WATER	900,200.00	225,200.00		\$ 675,000.00
T-TIME PURCHASE A	1,178,000.00	78,000.00		\$ 1,100,000.00
T-TIME PURCHASE B	110,500.00	5,500.00		\$ 105,000.00
SRF - WATER DW 16-02R	112,586.00	3,178.00		\$ 109,408.00
SRF - WATER DW 20-23 INTERIM	12,291,758.00	1,622,512.00		\$ 10,669,246.00
<b>TOTAL BONDS AUTHORIZED</b>	<b>88,095,075.71</b>	<b>4,377,635.48</b>	<b>\$ -</b>	<b>\$ 83,717,440.23</b>
<b>TOTAL LONG TERM DEBT</b>	<b>88,095,075.71</b>	<b>4,377,635.48</b>	<b>\$ -</b>	<b>\$ 83,717,440.23</b>

## Town of Eastham Gross Wages

KEY            \*Retired  
                  \*\*No longer employed

First Name	Last Name	Title/Position	Base Salary Amt	Overtime/ Details	Longevity	Gross Wages
<b>SELECTMEN</b>						
Arthur	Autorino	Select Board Member	2,500.00			2,500.00
Suzanne	Bryan	Select Board Member	1,250.00			1,250.00
Gerald	Cerasale	Select Board Member	1,250.00			1,250.00
Alexander	Cestaro	Select Board Member**	1,250.00			1,250.00
Jared	Collins	Select Board Member**	1,250.00			1,250.00
Jamie	Demetri	Select Board Member	2,500.00			2,500.00
Aimee	Eckman	Select Board Member	2,500.00			2,500.00
						<b>12,500.00</b>
<b>MODERATOR</b>						
Scott	Kerry	Moderator	500.00			500.00
						<b>500.00</b>
<b>ADMINISTRATION</b>						
Jacqueline	Beebe	Town Administrator	177,528.20			177,528.20
Shana	Brogan	Projects and Procurement Director	90,246.18		700.00	90,946.18
Laura	Gillespie-Lee	Executive Assistant	78,993.05		750.00	79,743.05
Kayla	Urquhart	Admin Assistant	56,298.97			56,298.97
						<b>404,516.40</b>
<b>FINANCE</b>						
Laurie	Barr	Director of Human Resources	77,899.68			77,899.68
		Asst. Town Administrator & Finance				
Richard	Bienvenue	Director	150,421.32			150,421.32
Rachel	Nickelson	Finance & Admin Coordinator	16,739.50			16,739.50
						<b>245,060.50</b>
<b>ACCOUNTING</b>						
Megan	Mele	Asst. Town Accountant	27,084.89			27,084.89
Teena	Tilton	Town Accountant	105,778.27			105,778.27
Cassidy	Weeks	Asst. Town Accountant**	28,977.47			28,977.47
						<b>161,840.63</b>
<b>ASSESSING</b>						
Belinda	Eyestone	Town Assessor**	20,203.37			20,203.37
Colleen	Mercurio	Principal Assessor	74,157.46			74,157.46
Alexandra	Peterson	Field Assessor	36,554.00			36,554.00
John	Robertson	Field Appraiser/Assistant Assessor**	14,683.65			14,683.65
<b>TREASURER</b>						
Maya	Golding	Treasurer/Collector	73,086.23			73,086.23
Sandra	Johnson	Assistant Treasurer/Collector	70,837.80		1,300.00	72,137.80
Brian	LaValley	Benefits/Payroll Administrator	62,136.15			62,136.15
Susan	McKinney	Treasurer/Collector**	25,157.05			25,157.05
						<b>232,517.23</b>
<b>TOWN CLERK</b>						
Patricia	Hauser	Admin Assistant**	7,986.42			7,986.42
Kendra	Menard	Admin Assistant	14,962.55			14,962.55
Cynthia	Nicholson	Town Clerk	81,522.07			81,522.07
Linda	Sassi	Asst. Town Clerk	56,416.45	140.36		56,556.81
						<b>153,041.43</b>
<b>COMMUNITY DEVELOPMENT</b>						
Lauren	Barker	Economic Development Planner	92,545.13			92,545.13
Amy	Blakesley	Admin Assistant	53,980.98			53,980.98
Rachel	Butler	Housing Coordinator	63,973.42			63,973.42
Natasha	Frodel	Admin Assistant	6,886.77			6,886.77
Keith	Johnson	Conservation Agent	42,202.62			42,202.62
Charles	Katuska	Conservation Agent**	13,650.65			13,650.65
Paul	Lagg	Community Development Director	109,433.53			109,433.53
						<b>382,673.10</b>

**DATA PROCESSING**

Devin	Baker	Audio Visual Coordinator	25,586.60			25,586.60
Jonathan	Barrett	MIS Intern**	2,596.50			2,596.50
Wayne	Burns	On-Call Videographer	12,130.45			12,130.45
Michael	Caliri Jr	Video Services Coordinator**	45,937.31			45,937.31
Jeffrey	Caton	Network & Technical Svcs. Director**	26,766.45			26,766.45
Angela	Hurwitz	Applications Manager	74,827.52			74,827.52
Robert	Miller	MIS Intern**	2,232.00			2,232.00
Sharise	Nunnally	Network & Systems Administrator	35,575.78			35,575.78
Cyris	Sullivan	MIS Intern**	2,470.50			2,470.50
Jonathan	Wcislo	MIS Intern**	1,678.50			1,678.50
						<b>229,801.61</b>

**NATURAL RESOURCES**

Robert	Freeman	Wharfinger	7,837.75			7,837.75
Michael	O'Connor	Senior Natural Resources Officer	78,097.12	2,775.36	2,250.00	83,122.48
Nicole	Paine	Sr Nat Res Officer/Shellfish Constable	66,279.75	4,885.55		71,165.30
Scott	Richards	Sr. Nat Res Officer/Harbormaster	66,326.48	750.23		67,076.71
Nicholas	Sanders	Natural Resources Seasonal Officer	7,582.00			7,582.00
						<b>236,784.24</b>

**MAINTENANCE**

Aaron	Carroll	Custodian	51,237.61	1,002.03		52,239.64
Ronald	Cormier	Custodian	56,163.52	288.80	1,200.00	57,652.32
Teresa	Pechonis	Custodian	23,398.66			23,398.66
						<b>133,290.62</b>

**DPW**

Richard	Davis	Snow Plow Driver	400.00			400.00
Silvio	Genao	Superintendent Public Works**	56,366.50			56,366.50
Dylan	Haviland	Snow Plow Driver	11,016.00			11,016.00
Brian	Holmes	Heavy Motor Equipment Operator	63,482.19	7,225.69		70,707.88
Kevin	McCarthy	Highway Foreman	67,623.85	8,353.45		75,977.30
Jeffrey	Peters	Former Working Foreman/Parks & Forestry*	36,876.04	2,273.68	568.75	39,718.47
Victoria	Reis	Admin Assistant	58,636.44			58,636.44
John	Roughley	DPW Superintendent	34,496.64			34,496.64
Michael	Russo	On-Call Snow Plow Driver	1,187.50			1,187.50
Scott	Santos	Heavy Motor Equipment Operator	61,624.96	4,991.51		66,616.47
Ronald	Simons	Operations Manager**	82,087.06	6,175.87		88,262.93
Dave	White	Facilities & Maint Coordinator	5,841.41			5,841.41
Charles	Young III	Heavy Motor Equipment Operator	73,570.80	8,165.48	700.00	82,436.28
						<b>591,663.82</b>

**TRANSFER STATION**

Benjamin	Christian	Laborer	36,806.88	1,822.32		38,629.20
Rex	Christian	Motor Equipment Operator/Landfill	42,237.32	1,568.25		43,805.57
Barry	Clifford	Foreman/Machine Operator	84,185.60	18,157.68	850.00	103,193.28
James	Goodrich	Skilled Laborer/Landfill**	7,361.67			7,361.67
Stephen	Hebenstreit	Skilled Laborer/Gate Attendant	57,734.40	2,345.05		60,079.45
Heidi	Vaughan	On-Call DPW Laborer	2,610.00			2,610.00
Robert	Wing	Seasonal DPW Laborer	6,840.00			6,840.00
						<b>262,519.17</b>

**WATER**

Kimberly	St. Aubin	Sr. Admin Asst./Water	56,795.32			56,795.32
						<b>56,795.32</b>

**HEALTH**

Susan	Barker	Asst. Health Agent	65,695.39		1,200.00	66,895.39
Karen	Chimwaza	Admin Assistant	55,605.51			55,605.51
Jane	Crowley	Health Agent	111,132.96		1,800.00	112,932.96
Richard	Scali	Rental Inspector	17,653.19			17,653.19
Katherine	Yerkes	Public Health Nurse	17,500.00			17,500.00
						<b>270,587.05</b>

**POLICE**

Joshua	Adams	Police Sergeant	90,917.60	13,064.14	1,050.00	105,031.74
Renee	Averett	Asst. to the Chief	15,047.04			15,047.04
Joan	Baker	Asst. to the Chief**	16,290.10			16,290.10
Adam	Bohannon	Police Chief	155,877.12		1,800.00	157,677.12
Reid	Booth	Police Sergeant	103,316.88	20,754.29	825.00	124,896.17
Stephen	Brown	Police Officer	46,182.03	15,645.54		61,827.57
Daniel	Burnham	Detective/School Resource Officer	74,102.92	10,280.58		84,383.50
Brendan	Cronin	Police Officer	72,736.92	36,332.58		109,069.50
Ryan	Daigle	Police Sergeant	96,284.22	27,010.85	750.00	124,045.07
Carrie	Deangelo	Police Officer	77,889.90	46,366.69		124,256.59
Daniel	Deschamps	Deputy Chief	137,615.92		1,800.00	139,415.92
Desmond	Keogh	Police Officer**	25,667.74	237.43		25,905.17
Jacob	Mcgrath	Police Officer	72,069.52	40,531.08		112,600.60
Ryan	Melia	Police Officer	77,702.46	60,647.69		138,350.15
Andi	Murphy	Detective	80,034.76	5,355.49		85,390.25
Richard	Pellegrino	Police Officer	88,750.19	48,827.00		137,577.19
Gregory	Plante	Police Sergeant	89,247.55	34,184.42	600.00	124,031.97
Robert	Schnitzer	Police Lieutenant	122,498.56	6,533.76	1,800.00	130,832.32
Victoria	Wagner	Police Officer	71,217.62	44,195.64		115,413.26
Paul	Guerin Jr.	Police Reserve Officer	9,065.25	617.63		9,682.88
Mark	Haley	Police Reserve Officer	77,238.65	70,188.11		147,426.76
Martin	Mickle	Police Reserve Officer	9,700.00	1,534.00		11,234.00
Kenneth	Roderick	Police Reserve Officer		42,662.76		42,662.76
						<b>2,143,047.63</b>

**DISPATCH**

Melanie	Beaulieu	Head Dispatcher/Records Clerk	72,392.89	29,717.41	1,600.00	103,710.30
Kerianne	Leidenfrost	Dispatcher	69,034.72	11,811.80	1,300.00	82,146.52
Sarah	McCarthy	Dispatcher	20,742.23	2,032.38		22,774.61
Beverly	Rose	On Call Dispatcher	321.63			321.63
Ann	Schaefer	Dispatcher	68,678.80	15,842.61	600.00	85,121.41
Jacqueline	Sprague	Dispatcher	51,318.43	5,006.15		56,324.58
Kevin	Tansey	Dispatcher**	39,255.62	13,274.25		52,529.87
						<b>402,928.92</b>

**FIRE**

Lisa	Albino	Deputy Fire Chief	134,474.70	2,556.57	2,000.00	139,031.27
Jennifer	Anthony	Administrative Assistant	22,653.54			22,653.54
Matthew	Antoine	Firefighter/Paramedic	63,686.88	38,255.12		101,942.00
Samuel	Blakeslee	Firefighter/Paramedic	85,005.00	37,106.53	550.00	122,661.53
Ryan	Callahan	Firefighter/Paramedic	85,005.00	6,588.37	700.00	92,293.37
Quinton	Campbell	Firefighter/Paramedic	61,342.68	8,205.02		69,547.70
Jesse	Cappello	Firefighter/Paramedic	83,185.92	1,669.82	3,818.35	88,674.09
David	Clark	Firefighter/EMT**	32,703.41			32,703.41
Marjorie	DeBrosky	Firefighter/EMT	59,815.92	12,544.81		72,360.73
Kathleen	Denneen	Firefighter/Paramedic	5,874.96	52.46		5,927.42
Kurt	Fisher	Lieutenant/Paramedic	102,449.76	74,845.23	1,200.00	178,494.99
Charles	Frazier	Captain/EMT	125,258.28	69,030.71		194,288.99
John	Halbert III	Firefighter/Paramedic	48,104.40	26,803.06		74,907.46
Daniel	Keane	Fire Chief	143,755.20			143,755.20
Katherine	Kerrigan	Firefighter/EMT	21,743.40	2,940.63		24,684.03
Chase	King	Firefighter/EMT	21,642.36	1,985.88		23,628.24
Michael	Looney	Firefighter/EMT	69,193.08	22,477.07		91,670.15
James	Mcgrath	Firefighter/EMT	78,568.56	16,758.13	1,300.00	96,626.69
Connor	Mcshera	Firefighter/Paramedic	79,186.68	32,604.06	3,500.00	115,290.74
Kyle	Morse	Fire Captain	102,612.60	42,040.76	6,099.45	150,752.81
Sherri	Porteus	Administrative Assistant	38,986.08			38,986.08
Laytin	Reis	Lieutenant/EMT	78,734.96	16,793.19		95,528.15
Michael	Sprague	Firefighter/EMT	63,760.32	10,257.74		74,018.06
Rachel	Topal	Lieutenant/Paramedic	98,581.89	36,512.13	1,300.00	136,394.02
Ryan	Van Buskirk	Captain/Paramedic	101,796.30	35,076.28	5,699.45	142,572.03
Donald	Watson Jr.	Firefighter/EMT	87,865.01	47,085.23	1,300.00	136,250.24
Maurice	Wiley	Lieutenant/Paramedic	96,529.22	38,459.61	900.00	135,888.83
						<b>2,601,531.77</b>



**BUILDING**

Wallace	Adams II	Electrical Inspector	47,680.69		47,680.69
Justin	Post	Building Inspector	89,901.92		89,901.92
William	Reeves	On-Call Electrical Inspector	2,660.00		2,660.00
Kenneth	Thomas	On-Call Plumbing/Gas Inspector	1,365.00		1,365.00
Scott	Van Ryswood	Plumbing Inspector	60,695.69		60,695.69
Thomas	Wingard Jr	Building Inspector*	4,060.00		4,060.00
					<b>206,363.30</b>

**COA**

Gerard	Boucher	Driver	5,901.40		5,901.40
Dorothy	Burritt	COA Director	76,439.85	700.00	77,139.85
Cynthia	Dunham	Community Outreach Coordinator	56,942.44	1,600.00	58,542.44
Katherine	Gill	Program Coordinator/Driver	18,189.35		18,189.35
Monica	Keefe-Hess	Admin Assistant	57,235.36		57,235.36
L Paul	Langlois	Driver	1,403.64		1,403.64
Alan	Larson	Driver	6,957.04		6,957.04
Jeffrey	Nogas	Driver	3,282.97		3,282.97
James	Small	Program Aide	48,266.54		48,266.54
					<b>276,918.59</b>

**LIBRARY**

Corey	Farrenkopf	Staff Librarian	51,780.98		51,780.98
Freya	Hemley	Library Assistant	50,148.64		50,148.64
Barbara	Honda	Library Floater	5,386.50		5,386.50
Karen	Macdonald	Adult Services Librarian	70,598.54	700.00	71,298.54
Melanie	McKenzie	Library Director	79,721.73		79,721.73
Frances	McLoughlin	Youth Services Librarian	64,170.62	800.00	64,970.62
Janice	Riley	Library Floater	797.60		797.60
Judy	Sebastian	Library Floater	6,849.00		6,849.00
Marianne	Sinopoli	Outreach Librarian	55,395.99	650.00	56,045.99
Cornelia	Wells	Library Assistant	27,436.98	2,400.00	29,836.98
					<b>416,836.58</b>

**RECREATION**

Jacob	Congel	Recreation Asst. Director	69,901.60	949.47	70,851.07
Christine	Mickle	Recreation Director	89,686.38	1,500.00	91,186.38
Kathryn	Nelson	Program Coordinator	42,879.95	207.45	43,087.40
Molly	Anderson	Seasonal Worker	3,924.00		3,924.00
Troy	Averett	Seasonal Worker	3,120.00		3,120.00
Tamara	Beale	Seasonal Worker	10,894.75		10,894.75
Delilah	Beebe	Seasonal Worker	1,644.00		1,644.00
PAUL	BENTLEY	Seasonal Worker	4,364.75		4,364.75
Emma	Bishop	Seasonal Worker	3,820.00		3,820.00
Scott	Carr	Seasonal Worker	217.50		217.50
Stella	Cole	Seasonal Worker	4,876.50		4,876.50
Aurin	Costa	Seasonal Worker	33.75		33.75
Matt	Davis	Seasonal Worker	2,610.00		2,610.00
Liam	Dower	Seasonal Worker	3,452.00		3,452.00
Ronald	Edson	Seasonal Worker	6,176.00		6,176.00
THERESE	GALLUP	Seasonal Worker	12,670.41		12,670.41
Joseph	George	Seasonal Worker	3,812.00		3,812.00
Chris	Guerin	Seasonal Worker	2,835.00		2,835.00
Elizabeth	Handel	Seasonal Worker	1,972.50		1,972.50
Matthew	Harman	Seasonal Worker	9,627.25		9,627.25
Anthony	Keber Jr.	Seasonal Worker	3,856.00		3,856.00
Griffin	LaBranche	Seasonal Worker	3,512.00		3,512.00
Tess	Landon	Seasonal Worker	3,832.00		3,832.00
Daniel	Lyerly	Seasonal Worker	1,457.75		1,457.75
Judith	Mansur	Seasonal Worker	10,948.00		10,948.00
Paige	McMakin	Seasonal Worker	1,530.00		1,530.00
Abigail	Mitchell	Seasonal Worker	187.00		187.00
Emma	Nunnemacher	Seasonal Worker	3,599.75		3,599.75
Stephen	Pechonis	Seasonal Worker	4,005.00		4,005.00
Irene	Rembisz	Seasonal Worker	5,520.50		5,520.50
Ava	Remmey	Seasonal Worker	45.00		45.00

Donald	Rogers	Seasonal Worker	2,488.00	2,488.00
Cecilia	Schleinitz	Seasonal Worker	624.00	624.00
Noah	St. Pierre	Seasonal Worker	2,516.25	2,516.25
Alisha	Stadnicki	Seasonal Worker	608.00	608.00
Andrew	Stadnicki	Seasonal Worker	8,044.00	8,044.00
Anna	Tevelde	Seasonal Worker	5,242.50	5,242.50
Jayda	Traynor	Seasonal Worker	2,576.25	2,576.25
Lori	Vecchione	Seasonal Worker	9,356.25	9,356.25
Allison	Velie	Seasonal Worker	5,312.75	5,312.75
Melissa	Velie	Seasonal Worker	9,285.50	9,285.50
Liz	Whalen	Seasonal Worker	9,509.26	9,509.26
Ian	Wynja	Seasonal Worker	2,820.00	2,820.00
				<hr/>
				378,051.02

#### ELECTION WORKERS

Maureen	Andujar	Election Teller	299.26	299.26
Audrey	Bohannon	Election Teller	270.75	270.75
Michael	Bransfield	Election Teller	381.19	381.19
Gail	Brown	Election Teller	124.69	124.69
Jean	Coppelman	Election Teller	71.25	71.25
Ann	Crozier	Election Teller	217.31	217.31
Marca	Daley	Election Teller	231.56	231.56
Edward	Daniels	Election Teller	277.88	277.88
Nancy	Daniels	Election Teller	220.88	220.88
Gary	Derman	Election Teller	81.94	81.94
Helen	Derman	Election Teller	334.87	334.87
Carol	Dibona	Election Teller	281.43	281.43
Patricia	Donovan	Election Teller	17.81	17.81
Marcia	Ericson	Election Teller	146.06	146.06
Linda	Finkral	Election Teller	57.00	57.00
Susan	Folger	Election Teller	188.82	188.82
Michael	Harnett	Election Teller	242.25	242.25
Deborah	Hartung	Election Teller	57.00	57.00
Larry	Hartung	Election Teller	71.25	71.25
Beverly	Hobbs	Election Teller	142.51	142.51
Selma	Keene	Election Teller	146.06	146.06
Teresa	Martin	Election Teller	67.69	67.69
James	McMakin	Election Teller	327.75	327.75
Gerry	Mistretta	Election Teller	60.56	60.56
Joseph	Mistretta	Election Teller	181.68	181.68
Jayne	O'Brien	Election Teller	96.19	96.19
Colleen	O'Duffy-Johnston	Registrar	137.25	137.25
Lisa	Radke	Registrar	3,111.01	3,111.01
Suzanne	Requa Trautz	Registrar	1,193.33	1,193.33
Sheldon	Ross	Election Teller	206.62	206.62
James	Russo	Election Teller	192.38	192.38
Susan	Saunders	Election Teller	60.56	60.56
Shawn	Shea	Election Teller	502.31	502.31
				<hr/>
				9,999.10

# Nauset Regional Schools

## Employee Earnings History Regular

Ames, Kimberly	Eastham Elementary	SN Teacher	09/19/1994	61,817.52
Aube, Patricia E	Region working for Town	EES TEACHER	08/31/2022	36,829.36
Bartolini, Nicolette N	Eastham Elementary	EES Teacher	09/01/2011	95,284.12
Beale, Tamara	Substitutes	Substitute	09/03/2004	1,215.00
Brown, Muriel	Eastham Elementary	Teacher	09/01/1993	105,993.64
Burns, Bevin G	Substitutes	Substitute	12/15/2020	225.00
Burt, Linda	Eastham Elementary	Custodian	07/20/1987	21,159.56
Chappel, Michael R	Eastham Elementary	EES CUSTODIAN	10/05/2020	71,614.18
Colville, Kim M	Substitutes	Substitute	09/01/2021	3,988.13
Cook, Deborah C	Eastham Elementary	SPEECH AND LANGUAGE	08/31/2022	19,161.80
Crompton, Beth Ann	Region working for Town	TITLE I/READING	01/19/2021	83,937.41
Crosby, William H	Eastham Elementary	Eastham Principal	07/01/2015	124,825.68
Daniels, Patsy	Substitutes	Substitute	11/17/1995	1,518.75
Deegan, Tracey	Eastham Elementary	Teacher	09/01/1994	99,831.64
DellaRocco, Elizabeth E	Substitutes	Substitute	09/13/2019	10,524.38
Driscoll, Molly	Eastham Elementary	Teacher	09/01/2007	57,170.44
Dumont, Maureen	Substitutes	Substitute	09/11/2018	1,811.25
Eldredge, Matthew	Eastham Elementary	EES Custodian	08/26/2021	42,633.12
Falcone, Mary C		Substitute	10/13/2022	1,642.50
Fellows, Jennifer L	Eastham Elementary	Ed Assistant	02/26/2020	28,650.59
Fitzgerald, Phoebe H	Eastham Elementary	Educational Assistant	09/21/2009	42,596.23
Forgeron, Susan C	Eastham Elementary	Teacher	09/02/1998	105,993.64
Frye, Amy E	Eastham Elementary	SN Teacher	09/23/1996	105,993.64
Gauley, Debra E	Eastham Elementary	EES Teacher	09/04/2018	95,284.12
Gibbons, Melissa	Eastham Elementary	EES SN Teacher	09/03/2009	95,284.12
Graciano, Catherine T	Eastham Elementary	School Psychologist	09/04/2012	101,450.36
Griswold, Kristine MP	Substitutes	Substitute	05/20/2022	1,575.00
Grzewinski, Kathleen M	Summer School Only	Summer School	07/01/2015	7,784.01
Hautanen, Kelly D	Eastham Elementary	EES Cafeteria	08/31/2016	10,389.60
Howard, Andrea M	Eastham Elementary	EES TEACHER	10/24/2016	62,075.20
Jones, Bonnie L	Eastham Elementary	EES CAFETERIA	08/31/2022	5,169.76
Kelly, Liesel H	Region working for Town	School Adjustment Counselor	09/01/2021	79,969.61
Kopitsky, Kathleen G	Substitutes	Substitute	03/26/2012	843.75
Kramer, Kaitlyne T	Eastham Elementary	EES SN Teacher	10/14/2014	73,857.64
LaBranche, Karen L	Eastham Elementary	EES Nurse	02/09/2010	82,886.32
LaPierre, Amanda V	Substitutes	Secretary	10/11/2022	2,013.51
Manach, Emily R	Eastham Elementary	Educational Assistant	09/28/2009	32,961.66
Marquit, Megan S	Eastham Elementary	EES TEACHER	10/02/2017	58,880.00
Martin-Langtry, Donna	Eastham Elementary	Speech/Language	09/01/1994	72,903.48
McHugh, Eileen	Eastham Elementary	Ed Assistant	12/08/2007	43,226.23
Menza, Breigh Ann	Eastham Elementary	EES Librarian Teacher	09/04/2012	87,958.64
Millette-Loomis, Margaret	Eastham Elementary	SPEECH AND LANGUAGE	10/24/2022	18,281.77
Narkon, Hannah	Eastham Elementary	EES SN Ed Assistant	12/03/2007	39,442.64
Newton, Julie T	Eastham Elementary	Teacher	09/01/1994	99,831.64
Olson, Coreen M	Eastham Elementary	Teacher	09/05/1989	99,831.64
Panasci, Carol A	Eastham Elementary	EES SN ED ASSISTANT	03/16/2012	9,261.90
Paul, Dorothy J	Eastham Elementary	EES ED ASSISTANT	12/01/2016	32,609.09
Peno, Erica	Eastham Elementary	Teacher	09/01/1997	72,903.48
Pike, Sarah A	Substitutes	Substitute	02/11/2021	2,868.75
Poitrass, Eileen	Eastham Elementary	Teacher	09/01/1996	54,008.80
Richardson, Stacey L	Substitutes	Substitute	10/27/2020	6,225.00
Ryan, Eileen G	Region working for Town	Ed Assistant	09/02/1999	43,280.79
Ryan, MacKenzie A	Substitutes	Substitute Custodian	07/21/2022	629.64
Salmon, Donald D	Substitutes	Substitute	07/01/2014	60.00
Shaw, Tamsyn	Eastham Elementary	Teacher	09/08/1995	99,190.34
Souther, Deidre J	Region working for Town	Ed Assistant	09/05/2000	43,295.75
Stewart, Morgan M	Eastham Elementary	Teacher	09/01/2011	100,337.41
Thayer, Deane S	Eastham Elementary	EES Custodian	09/01/2021	39,273.09
Varley, Elise C	Eastham Elementary	Secretary	12/04/1997	63,476.40
Vasques Foster, Ashley	Eastham Elementary	SECRETARY	04/25/2022	21,079.26
Wallace, Colleen	Eastham Elementary	CAFETERIA MANAGER	09/01/2000	44,797.19
Weber, Jill S	Eastham Elementary	Ed Assistant	09/02/1998	23,900.45
Williams, Kathleen	Region working for Town	ELL TEACHER	09/15/2016	69,828.16
Yakola, Eric P	Eastham Elementary	Teacher	09/01/1988	89,875.68
Young, Erin M		Substitute	11/01/2022	120.00

Number of Records

65

3,113,339.46

## **EASTHAM VETERANS' SERVICES**

To the Honorable Board of Selectmen and the Citizens of the Town of Eastham:

The following report is of the activities of the Department of Veterans' Services for 2022. Our duties are categorized in two basic areas: Benefits and Services.

### **Commonwealth Low-income Benefits:**

This program is covered and authorized under Massachusetts General Law Chapter 115. It provides financial assistance to honorably discharged veterans, eligible dependents and parents of veterans who establish need and worthiness and are residents of the Town of Eastham. During FY2022 the Town, through our office, extended benefits to qualified veterans totaling \$25,884.56 for housing, food, heat, medical and other related costs. The amount expended was reimbursed to the Town by the Commonwealth at a rate of 75% of total expenditures.

### **Federal Benefits and Services:**

We assisted veterans and their dependents in obtaining federal, state and local benefits under the broad umbrella of the Department of Veterans Affairs. These services included payments for service-connected disabilities, pensions, education, medical, burial, medals and records. Our most recent federal reports indicate over \$1,574,071.56 in total annual cash payments for compensation and pensions for Eastham veterans and their dependents. These federal funds do not impact the Eastham budget, bring tax-free funds into the Eastham economy and greatly reduce the demand on the Town's CH115 local aid fund.

We would like to extend our thanks to the Eastham Council on Aging for hosting office hours for us and holding information sessions for Eastham veterans and widows to obtain the benefits they are entitled to.

We would especially like to thank the Town Administrator, and Town Accountant for their assistance and support throughout the year and especially during the pandemic.

### **Contact Information:**

Our service officer for the Town is Shawney Carroll. We encourage all veterans and their dependents to utilize our services. We can make an appointment in one of our Cape offices in Hyannis, Harwich or Provincetown. Please contact our main office in Hyannis five days per week at 508-778-8740 to schedule an appointment with a Veteran Services Officer in any of our locations. We are pleased to report that we have a new District Web Site, [capevets.org](http://capevets.org), that allows you to complete an intake form, file VA claims and a link to a benefits calculator to see if you may qualify for Town CH115 veteran financial benefits.

In Service to Veterans,

Shawney Carroll  
Veterans Service Officer  
Town of Eastham

Gregory J. Quilty  
Director/Veterans Agent  
Barnstable District

[capevets.org](http://capevets.org)

## VISITORS TOURISM AND PROMOTION SERVICES BOARD

The mission of the Visitors Tourism and Promotion Services Board (VSB) is to provide and promote enhanced area services for the thousands of tourists who support Eastham's economy. These same services also provide quality-of-life opportunities for our residents.

It is estimated that the Summer Concert Series on Windmill Green often attracts as much as five-hundred attendees. Each Monday night from the last Monday in June to the first Monday in September (Labor Day), this Board created and produced a schedule of popular music designed to attract a wide audience of visitors, families and friends to Windmill Green. Each act contributed to the diversity in the concert series' program, while aiming to appeal to all age groups. Performers that have been well received in the past were booked for the series plus new talent to add new energy. This year the open-air events were hampered by rains which canceled concerts on three occasions allowing us to only produce eight of eleven musical events.

The VSB also produces the holiday venue, Carols-on-the-Green, performed on the first Saturday of December. This event was also hampered by inclement weather, but the director and staff of the Eastham Library opened its doors and volunteered to stay beyond its regular operating hours to accommodate an overflowing crowd as the Nauset Honors Chorus along with the Eddy Elementary School Choir led them in a sing-along of holiday favorites as committee members served carolers steaming cups of hot chocolate and holiday cookies. The Recreation and Beach Department escorted a jolly old Santa to welcome everyone to commence with the singing. With fir wreaths on each post of the gazebo, and the twinkling lights that don our twenty-six-foot Christmas tree and outline our unique displays, the entire Windmill Green glowed, now part of the Town of Eastham's cherished holiday tradition.

Under the auspices of the VSB, ongoing beautification efforts have continued with the tradition of supporting the charming flower gardens scattered around Eastham, all created and maintained by EFFI volunteers.

Respectfully submitted,

Jim Russo, Chair  
Bonnie Nuendel  
Faith Casarella  
Kathy Bunnell  
Kate Paradise



## ZONING BOARD OF APPEALS

The following information summarizes the activities of the Eastham Planning Board for the year 2022.

**Special Permits:** 6 approved

**Variances:** 1 approved, 1 withdrawn without prejudice

**Appeal of Building Commissioner Determination:** 1 determination overturned

**Other Business:**

Robert Bruns continues to serve as the ZBA representative to the Task Force on Residential Zoning. The ZBA participated in review of several zoning amendments recommended by the Task Force that were approved at the 2022 Annual Town Meeting.

The Board would like to thank Ed Schneiderhan, a long time board member and former Chair for his long service to the Community. Ed stepped down from the ZBA in 2022. The Board is also pleased to welcome two new alternate members, Martin Ridge and Jarod Carey.

Respectfully submitted,

Joanne Verlinden, Chair  
Robert Bruns, Vice Chair  
Gay Craig, Clerk, Member  
Robert Sheldon, Member  
Brian Ridgeway, Member  
Martin Ridge, Alternate  
Jarod Carey, Alternate

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## TELEPHONE LISTING & OFFICE HOURS

POLICE – EMERGENCY – 2550 State Highway . . . . .	911
Non Emergency / Animal Control Officer . . . . .	508-255-2727
FIRE – EMERGENCY - 2520 State Highway . . . . .	911
Non Emergency . . . . .	508-255-2324
TOWN HALL - 2500 State Highway,	
M-Thurs 8am-4pm, Fri 8am-noon. . . . .	508-240-5900
Administration . . . . .	Ext. 3207
Accounting . . . . .	Ext. 3208
COMMUNITY DEVELOPMENT DEPARTMENT	
Building Division . . . . .	Ext. 3231
Building Commissioner: M-F 7:30am -4pm . . . . .	Ext. 3202
Wiring Inspector: M/W/F 7:30am-8:30am. . . . .	Ext. 3233
Plumbing & Gas Inspector: T/Th 7:30am-8:30am . . . . .	Ext. 3233
Planning Division . . . . .	Ext. 3231
Town Planner . . . . .	Ext. 3228
Housing Coordinator . . . . .	Ext. 3234
Economic Development Planner . . . . .	Ext. 3245
Conservation Division . . . . .	Ext. 3221
Conservation Agent . . . . .	Ext. 3246
Health Department . . . . .	Ext. 3230
Town Clerk/Registrar. . . . .	Ext. 3225
Treasurer/Collector . . . . .	Ext. 3218
Beach & Recreational Services 555 Old Orchard Road . . . . .	508-240-5974
Council on Aging – 1405 Nauset Road . . . . .	774-801-3151
Department of Public Works – 555 Old Orchard Road . . . . .	774-801-0520
Buildings & Maintenance . . . . .	774-801-0520
Deputy Tax Collector - 76 Falmouth Road, Hyannis . . . . .	508-473-9660
Eastham Elementary School - 200 Schoolhouse Road. . . . .	508-255-0808
Library – 190 Samoset Road. . . . .	508-240-5950
Natural Resources (Harbormaster/Shellfish) – 555 Old Orchard Road . . .	Ext.3601
Nauset Regional High School - 100 Cable Road . . . . .	508-255-1505
Nauset Regional Schools - 78 Eldredge Parkway, Orleans . . . .	508-255-8800
Transfer Station - 255 Old Orchard Road . . . . .	774-801-0520
Hours of operation: Saturday through Wednesday 7:30am-3:30pm . . .	Ext. 3618
Veteran's Services, 66 Falmouth Road, Hyannis . . . . .	508-778-8740

**SELECT BOARD meet regularly at the Eastham Town Hall, 2500 State Highway in the Earle Mountain meeting room on the first and third Monday of the month at 5:30 p.m. and as posted on the Town webpage at [www.eastham-ma.gov](http://www.eastham-ma.gov). Meetings may also be held remotely, and all meetings will be posted on the Town website.**

